

5 Fferm-Y-Graig, St Athan,
Vale Of Glamorgan, CF62 4QQ

Watts & Morgan



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Guide Price £225,000 Freehold

2 Bedrooms | 1 Bathroom | 1 Reception Room

An ideal first time purchase in the heart of St Athan village. This two bedroom end of terrace cottage is within walking distance to local amenities, shops and reputable primary school.

Accommodation to include; entrance hallway, fitted kitchen and lounge-dining room. Two double bedrooms to the first floor with 3-piece bathroom.

South-facing front garden with paving and lawn in a sought-after location in the Vale Of Glamorgan.

No ongoing chain, in need of modernisation.

EPC Rating; D.







Directions

Cowbridge Town Centre – 5.1 miles

Cardiff City Centre – 18.4 miles

M4 Motorway – 11.6 miles

Your local office: Cowbridge
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Summary of Accommodation

SITUATION

The village of St Athan is situated to the south western side of the Vale of Glamorgan and includes a village shop and post office, doctors surgery and chemist plus a primary school which is a feeder to Llantwit Major Comprehensive School.

The nearby market town of Cowbridge and coastal town of Llantwit Major offer a comprehensive range of shops, restaurants and other amenities and are within convenient travelling distance. The Heritage Coast lies to the south west, with its beautiful cliff top walks and mixture of sandy and stony beaches.

ABOUT THE PROPERTY

Nestled in the heart of the semi-rural Vale of Glamorgan village of St Athan, this sizeable end-terrace barn conversion offers a rare opportunity to enjoy country living with character and convenience. Converted in the mid-90s, in need of modernisation, but offering a superb purchase for first time buyers.

The entrance hallway includes a small storage closet and two glazed doors lead through to the lounge/dining room and kitchen.

The kitchen is located to the rear of this barn conversion and has been fitted with a range of beech wall and base units with complementary work surfaces. Integral appliances to remain to include; 4-ring gas hob with glass splash-back, oven/grill beneath and extractor hood above. Plumbing is provided for two appliances with space for a tall fridge/freezer.

The lounge/dining room enjoys a front south-facing window over-looking the terrace and lawned garden. Fitted with wood laminate flooring, a carpeted staircase leads to the first floor landing with loft hatch providing access to the loft space.

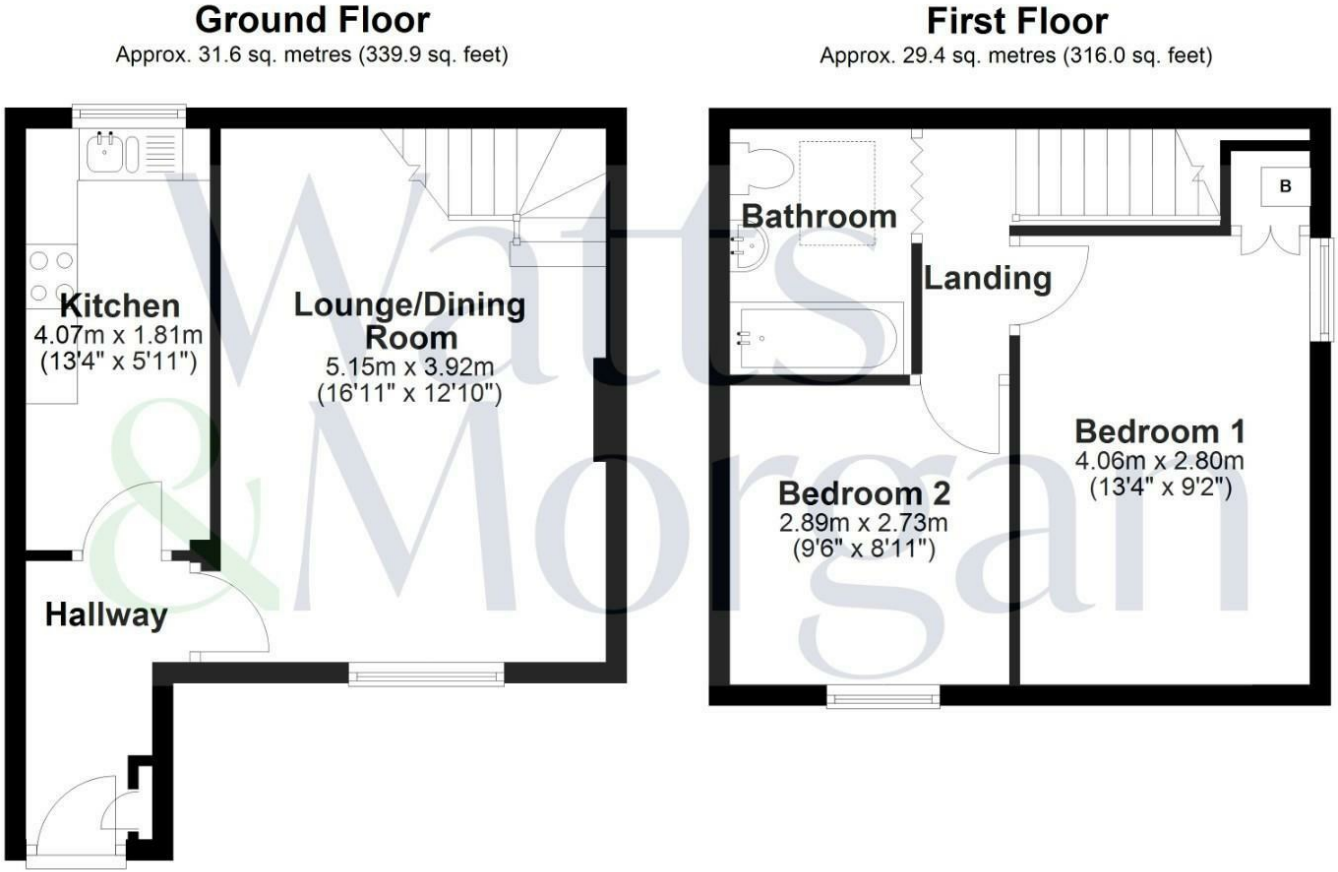
There are two double bedrooms to the first floor. The largest bedroom has a fitted overstairs closet which houses the gas-fired central heating combi boiler. These two bedrooms share use of the 3-piece bathroom.

GARDENS AND GROUNDS

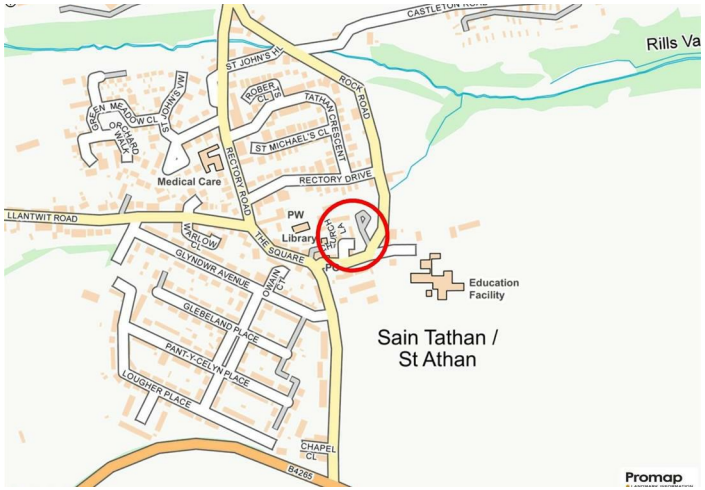
5 Fferm-Y-Graig is accessed from the small no-through cul-de-sac, with the use of the parking area. A footpath is shared with the neighbouring cottages and leads to each property and into their own private enclosed garden. This south-facing entertaining space is predominantly laid to lawn with paved area and footpath to front door. Also there is shared use of a external storage zone - ideal for recycling and bins.

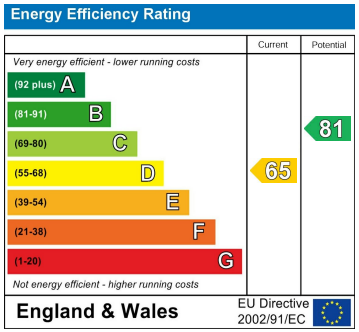
ADDITIONAL INFORMATION

Freehold. All mains services connected. Gas-fired combi boiler. Council Tax Band D.



Total area: approx. 60.9 sq. metres (655.9 sq. feet)





Scan to view property

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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