



21 Rectory Drive, St. Athan

£349,950 Freehold

DETACHED FAMILY HOME. • NO FORWARD CHAIN. • 6 BEDROOMS. 2 BATHROOMS. • 2 RECEPTION ROOMS. • EPC D65. UPVC. GCH COMBI. • GARDENS. GARAGE. DRIVEWAY. • WELL PRESENTED. • VILLAGE LOCATION. • VIEWINGS HIGHLY RECOMMENDED. • FLEXIBLE LIVINGSPACE.





FLEXIBLE LIVING SPACE AND NO FORWARD CHAIN with this impressive detached family home, located on a popular and mature position in St Athan Village, Vale of Glamorgan. The property briefly comprises entrance porch and hallway, sitting room, kitchen/diner, bathroom, and two bedrooms to the ground floor. To the first floor there are a further four bedrooms and family bathroom. Outside to the front is a mature garden with garage and DOUBLE driveway, and to the side is an enclosed southerly garden with decking. The property enjoys UPVC windows and doors, veluxes, and gas central heating with a combination boiler. Viewings are recommended to fully appreciate the superb space this property provides and quiet location. Rectory Drive is within walking distance of local shops, amenities, and school, and is within easy reach of the Heritage Coastline and beach, and the towns of Cowbridge and Llantwit Major.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





GROUND FLOOR

Entrance Porch

uPVC opaque glazed front entrance door, ceramic floor tiles, space for coats and shoes etc, stairs to first floor opening to entrance hallway.

Entrance Hallway

Wood flooring, under stairs cupboard, radiator, doors to bedrooms, sitting room, diner and utility room.

Kitchen/Diner

24' 1" x 17' 7" (7.34m x 5.36m)

uPVC window to the rear, uPVC French to side, uPVC opaque glazed door to the rear, ceramic floor tiles, solid wood flooring to dining room, space for dining room table and chairs, radiator, fully fitted kitchen comprising eye level units, base units with solid wood work surfaces over, 1.5 bowl stainless steel sink with mixer tap, space for white goods, partially tiled walls, Leisure 5 gas hob cooker. Wall mounted gas combination boiler providing the central heating and hot water.

Sitting Room

17' 7" x 12' 1" (5.36m x 3.68m)

uPVC window to front and side, radiator, solid wood flooring, fire place with stone surround and slate hearth.

Bathroom

2.77m x 1.75m)

glazed window to side, low level W.C, panelled
xer shower.



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Bedroom Five

12' 7" x 9' 6" (3.84m x 2.90m)

uPVC window to rear, radiator, wood flooring.

Bedroom Six

9' 3" x 13' 2" (2.82m x 4.01m)

uPVC window to front, radiator, original solid wood flooring.

FIRST FLOOR

Landing

Doors to bedrooms and bathroom, loft access, linen cupboard.

Family Bathroom

6' 8" x 7' 4" (2.03m x 2.24m)

uPVC opaque window to the rear, panel bath, pedestal wash hand basin, low level WC, ceramic floor tiles, shower enclosure, vertical radiator, down lighting, partially tiled walls.



Bedroom One

16' 6" x 14' 10" (5.03m x 4.52m)

Velux x 2 to front, uPVC window to side, radiator, built in wardrobe, built in cupboard.

Bedroom Two

11' 5" x 8' 5" (3.48m x 2.57m)

uPVC window to front, radiator.

Bedroom Three

9' 2" x 8' 6" (2.77m x 2.59m)

uPVC window to front, radiator.

Bedroom Four

9' 2" x 8' 6" (2.79m x 2.59m)

uPVC window to rear and side with a countryside view from



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