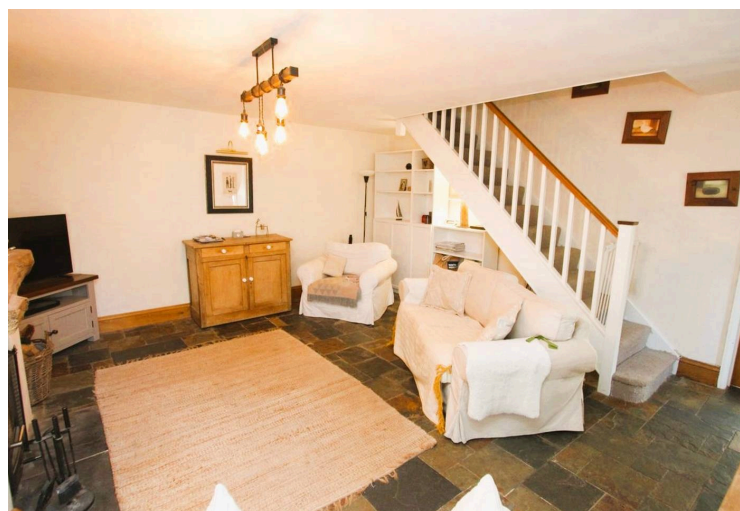
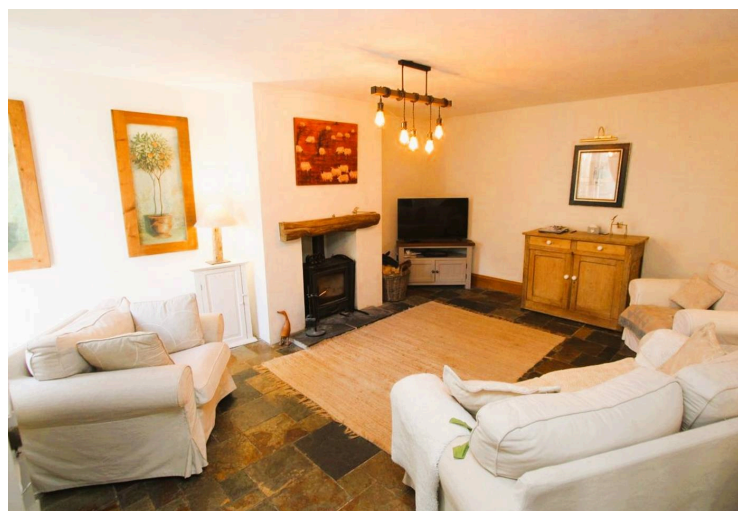




8 Fferm-y-Graig, St. Athan

£282,500 Freehold

BARN CONVERSION. • 3 BEDROOMS. • GCH COMBI. EPC D67. • VILLAGE LOCATION. • WELL PRESENTED. • RARELY AVAILABLE. • AWARD WINNING DEVELOPMENT.





A rare opportunity to acquire this charming barn conversion in the village of St Athan, Vale of Glamorgan. The award winning development is within walking distance of local shops and amenities and within easy reach of the Heritage Coastline and beaches. The property briefly comprises; entrance porch, sitting room, and kitchen/diner to the ground floor. To the first floor are 3 bedrooms and family bathroom. Outside to the front is an enclosed private cottage style garden with parking at the property within private courtyard. 8 Fferm-y-Graig enjoys gas central heating with a combination boiler and UPVC windows. Viewings are recommended to fully appreciate the quiet tucked away position and the character the property exudes.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





GROUND FLOOR

Porch

Glazed wooden stable door to front. Glazed door to sitting room. African slate flooring. Cupboard housing electric meters. Storage for boots and shoes.

Sitting Room

Stairs to first floor. Radiator. African slate flooring. Eco Log burner with wood effect mantle above and slate hearth. UPVC French doors to front.

Kitchen

9' 10" x 17' 3" (3.00m x 5.26m)

Radiator. UPVC windows to front and rear. Wall mounted combination boiler (Worcester) 2023, providing the central heating and hot water. Stairs to first floor. Ceramic Belfast sink with mixer tap. Fully fitted kitchen comprising eye level units base units with drawers and solid wood work surfaces over. Gas hob with oven. Space for white goods.

FIRST FLOOR

Landing

Carpet flooring. Doors to bedrooms and family bathroom.

Master Bedroom

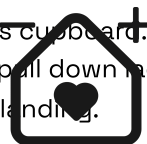
10' 0" x 9' 9" (3.05m x 2.97m)

UPVC windows to front. Radiator. Over stairs cupboard. Built in wardrobe. Carpet flooring. Hatch with pull down ladder for access to the loft area. Door to landing.



Bedroom 1wo

40151 40161 6770 305 3



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FIRST FLOOR

Landing

Carpet flooring. Doors to bedrooms and family bathroom.

Master Bedroom

10' 0" x 9' 9" (3.05m x 2.97m)

UPVC window to front. Radiator. Over stairs cupboard. Built in wardrobes. Carpet flooring. Hatch with pull down ladder providing access to the loft area. Door to landing.

Bedroom Two

12' 5" x 10' 0" (3.78m x 3.05m)

Radiator. UPVC window to front. Built in wardrobes. Door to landing.

Bedroom 3

9' 0" x 6' 7" (2.74m x 2.01m)

Velux window to rear. Radiator. Carpet flooring. Door to landing.

Family Bathroom

5' 7" x 7' 0" (1.70m x 2.13m)

Vertical heated towel rail. Fitted with a suite comprising of pedestal wash hand basin. Low level WC. Panelled bath with mixer shower over. Partially tiled walls. Ceramic floor tiles. Velux window to rear. Door to landing.

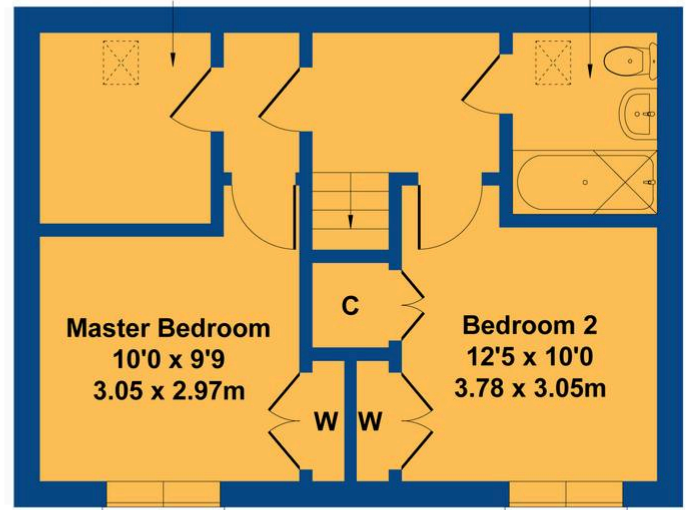
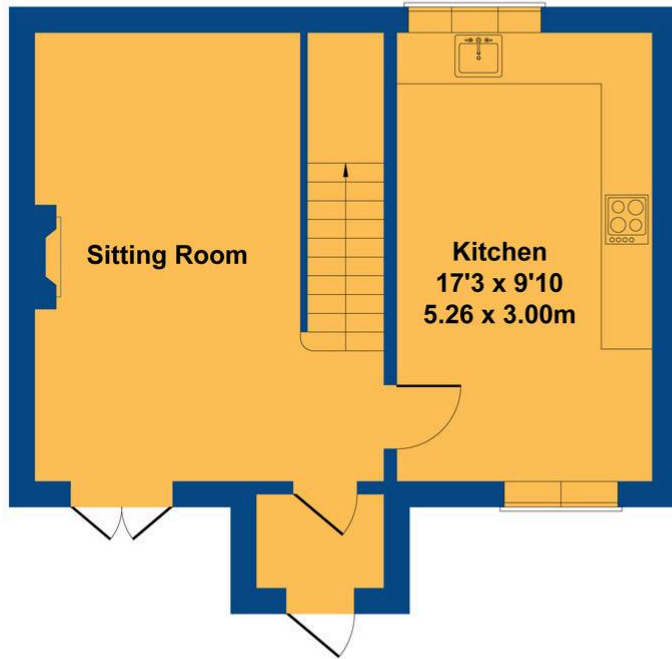


8 Fferm Y Graig

Approximate Gross Internal Area
840 sq ft - 78 sq m

Bedroom 3
9'0 x 6'7
2.74 x 2.01m

Family Bathroom
7'0 x 5'7
2.13 x 1.70m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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