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CELEBRATING 100 YEARS
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1926-2026

50 Glyndwr Avenue, St Athan

£350,000

50 Glyndwr Avenue

St Athan, Barry

Occupying a prime position in St Athan, this bespoke self-build home offers spacious, energy-efficient living, underfloor heating, an oak and glass staircase, a stylish kitchen/diner opening onto the garden
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Self-build home presented in very good condition throughout.
- Four bedrooms, including a principal suite with en-suite shower room.
- Contemporary kitchen/dining room with integrated Lamona appliances.
- Spacious lounge
- Underfloor heating throughout the entire ground floor.
- Family bathroom with rainfall shower and high-quality fittings.
- Feature oak and glass staircase with impressive natural light throughout the landing.
- Enclosed Rear Garden







Occupying a great position within the village of St Athan, this self-build home offers accommodation. Thoughtfully designed with modern family living at its heart, the property combines spacious rooms, and energy-efficient features. With underfloor heating to the ground floor, an oak and glass staircase, generous living space, and a modern style kitchen dining room opening onto the garden.

Entering the property via a contemporary UPVC front door with glazed inserts, you are welcomed into a spacious entrance **HALLWAY** featuring attractive laminate flooring, useful understairs storage, and access to the ground-floor accommodation. Underfloor heating extends throughout the entire ground floor.

The contemporary **KITCHEN/DINING ROOM**, thoughtfully appointed with a range of contemporary white units complemented by contrasting grey worktops. Integrated appliances include a Lamona oven and grill, electric hob with extractor canopy, dishwasher, and ceramic sink with mixer tap. Twin UPVC double-glazed windows enjoy views over the garden, whilst French doors from the dining area provide access to the rear outdoor space.

Leading from the dining area is the spacious **LOUNGE**, enjoying natural light from windows overlooking the front aspect and driveway.

Completing the ground floor is a practical **UTILITY ROOM/WC**, fitted with a white suite including a low-level WC with push-button flush, stainless steel sink with mixer tap, plumbing and space for a washing machine, storage cupboards, and a double-glazed window, plus the storage tank.

To the first floor, a striking oak-effect staircase with contemporary glass balustrades, enhanced by a large frosted window that floods the **LANDING** with natural light. The landing itself benefits from a large vertical radiator, fitted carpeting, and loft access.

The **PRINCIPAL BEDROOM** is a generously proportioned double room enjoying dual-aspect windows overlooking the side and rear. The room further benefits from a stylish **EN-SUITE SHOWER ROOM** incorporating a modern suite with vanity storage and enclosed shower cubicle.

BEDROOM TWO is another spacious double bedroom positioned to the rear of the property, whilst remaining **BEDROOM THREE** a double, which overlooks the front of the property and **BEDROOM FOUR** offer versatile accommodation ideal for family living, guest bedrooms, a nursery, or home office space.

The **FAMILY BATHROOM** has been finished to an high standard and comprises an enclosed walk-in style shower with glass sliding screen, rainfall and handheld shower fittings, attractive grey tiled splashbacks, vanity wash hand basin with storage beneath, low-level WC, heated towel radiator, and frosted double-glazed window.

All rooms are fitted with wet sprinkler system.

Externally, the property has **DRIVEWAY PARKING** and the added benefit of a dedicated 30-amp electric point ready for vehicle charging point, an enclosed rear garden laid mostly to patio with side gate leading to the front door.

Directions:

From Cowbridge, travel along the St Athan road into St Athan, passing the RAF base on your right hand side. As you reach the village centre turn right onto Llantwit Road. Proceed along this road where 50 Glyndwr Avenue will be on your left hand side.

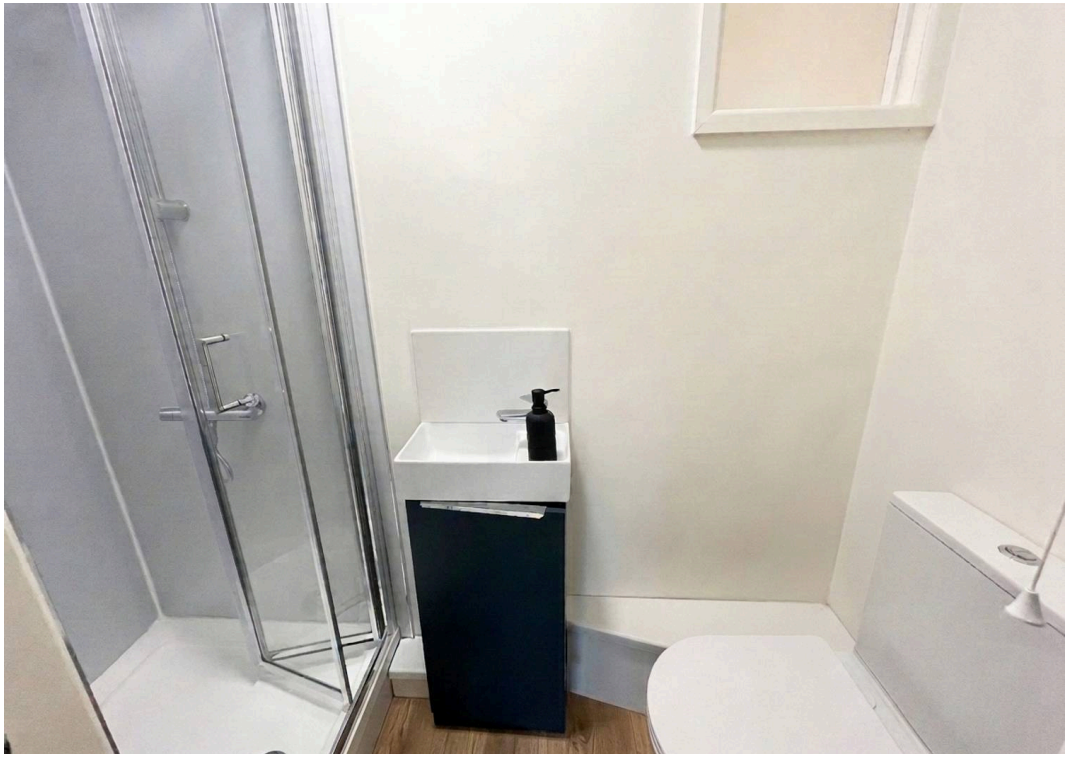
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JURSIES~Bee








ROBSON-KANU

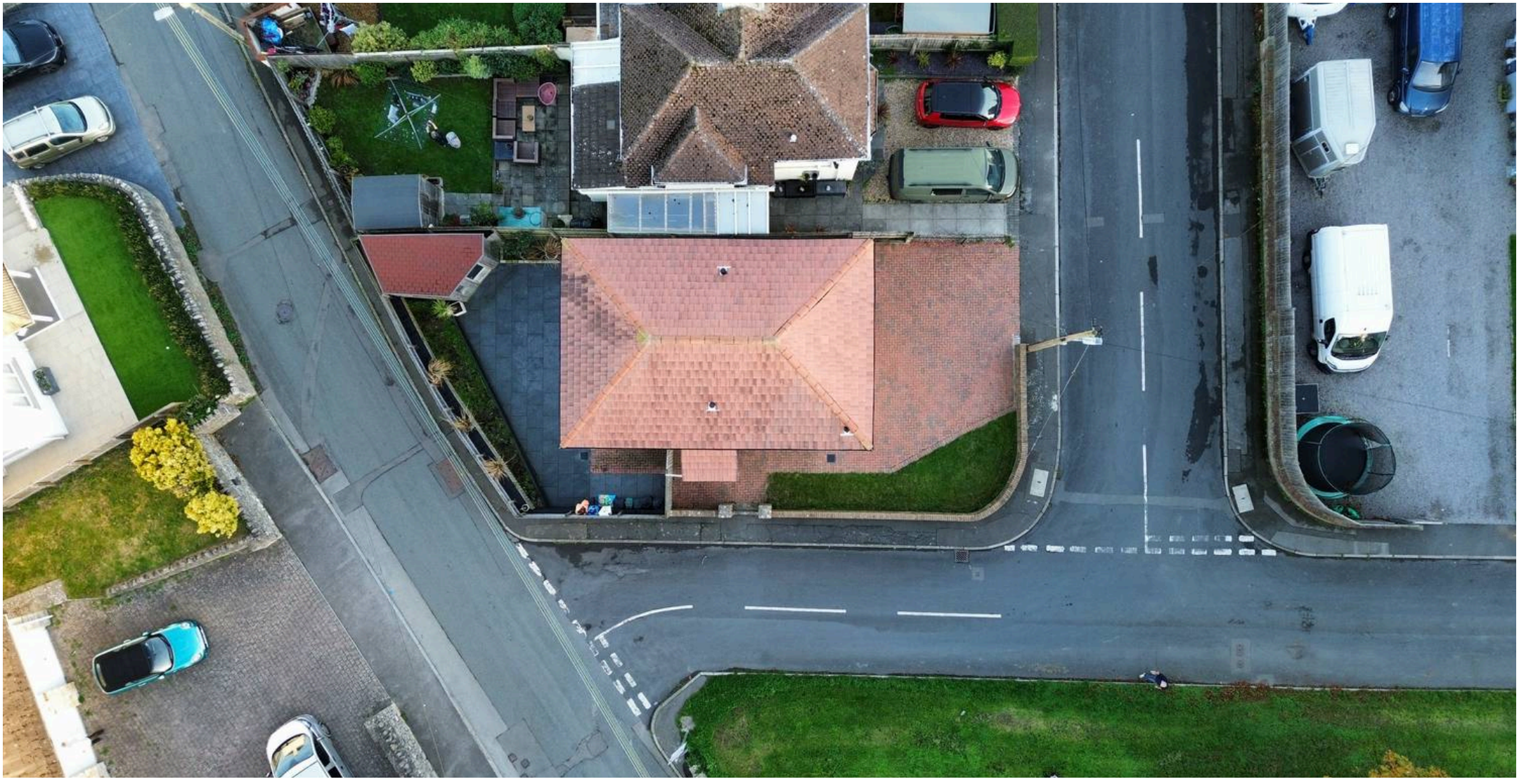
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