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25 Orchard Walk, St. Athan

Barry

£465,000

25 Orchard Walk

Occupying a desirable position at the end of a private driveway, this spacious five-bedroom detached family home offers two en-suites, generous living space and a private south-west facing garden.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Five-bedroom detached family home
- Exclusive position at the end of a private shared driveway
- Two en-suite shower rooms serving the principal and guest bedrooms
- Spacious open-plan kitchen, dining and family room
- Contemporary high-gloss kitchen with integrated appliances
- Separate utility room and ground floor cloakroom/WC
- Attractive living room with front-facing box bay window
- Integral single garage with power, lighting and double-width driveway parking
- Landscaped, low-maintenance rear garden with porcelain tiled patio and artificial lawn
- Desirable south-west facing rear garden aspect ideal for outdoor entertaining and family enjoyment







Spacious Detached Five-Bedroom Family Home with Two En-Suites and South-West Facing Garden

Enjoying an excellent position at the end of a private shared driveway, this spacious detached five-bedroom family home offers superb accommodation for modern family living. Benefitting from two en-suite shower rooms, generous reception space and a private south-west facing rear garden, the property occupies a particularly desirable setting within the development.

Composite entrance door with double-glazed centre panel opens into a welcoming **HALLWAY** featuring a traditional spindle staircase with hardwood handrail, together with a useful built-in coat cupboard. Half-glazed double doors lead through to the attractive **LIVING ROOM**, where a double-glazed box bay window enjoys views over the front garden.

Undoubtedly the heart of the home is the impressive open-plan **KITCHEN/DINING/FAMILY ROOM** positioned to the rear of the property. Fitted with an extensive range of contemporary high-gloss base, wall and tall storage units, complemented by matching worktops and splashbacks, the kitchen incorporates a stainless steel one-and-a-half bowl sink and drainer together with integrated appliances including an oven, gas hob with extractor hood, dishwasher and fridge freezer. Attractive Amtico-style flooring continues throughout, with ample space for a family dining table and an open-plan sitting area enjoying views over the rear garden through double-glazed windows and French doors.

A door from the kitchen leads to the **UTILITY ROOM**, fitted with matching base and wall cupboards, space and plumbing for a washing machine and housing the concealed "Ideal Logic" gas-fired boiler. A further door provides access to the rear garden and the convenient ground floor **CLOAKROOM/WC**, appointed with a modern white suite comprising low-level WC and pedestal wash hand basin.

To the first floor, the **LANDING** provides access to the loft space and also features an airing cupboard housing a large pressurised hot water cylinder.

The **PRINCIPAL BEDROOM** enjoys views to the front elevation and benefits from an **EN-SUITE SHOWER ROOM** fitted with a fully tiled shower enclosure, wash hand basin and low-level WC.

The **GUEST BEDROOM** overlooks the rear garden and also enjoys the luxury of its own **EN-SUITE SHOWER ROOM**, featuring a double-width fully tiled shower enclosure with glazed screen, low-level WC and wash hand basin with vanity storage below. **BEDROOM THREE** is a generous double room with space for freestanding wardrobes and views over the rear garden. **BEDROOM FOUR** is a further double bedroom featuring a partially vaulted ceiling with Velux roof window to the front elevation and ample space for freestanding or fitted wardrobes. **BEDROOM FIVE/STUDY** is a good-sized single room with a front-facing window and useful built-in cupboard over the stairwell.

The **FAMILY BATHROOM** is fitted with a white three-piece suite comprising a panelled bath with tiled surround, pedestal wash hand basin with tiled splashback and low-level WC. A frosted double-glazed window provides natural light and ventilation.

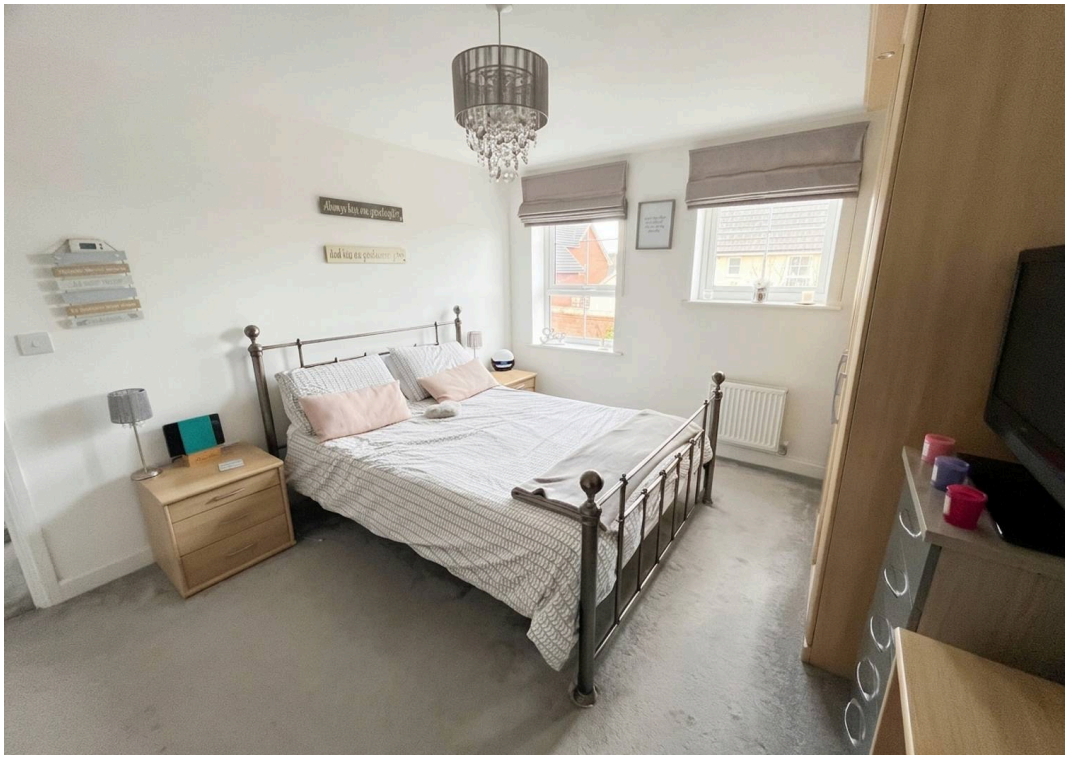
Externally, the property occupies a particularly advantageous position at the end of a private shared driveway, with double-width tarmacadam parking, a front lawn and access to the integral **SINGLE GARAGE** with power and lighting. A side pathway leads to the excellent rear garden, which enjoys a highly desirable south-west facing aspect. Enclosed by fencing for privacy, the garden has been thoughtfully landscaped for ease of maintenance, incorporating porcelain paved seating areas and artificial lawn, creating an ideal space for outdoor entertaining and family enjoyment.

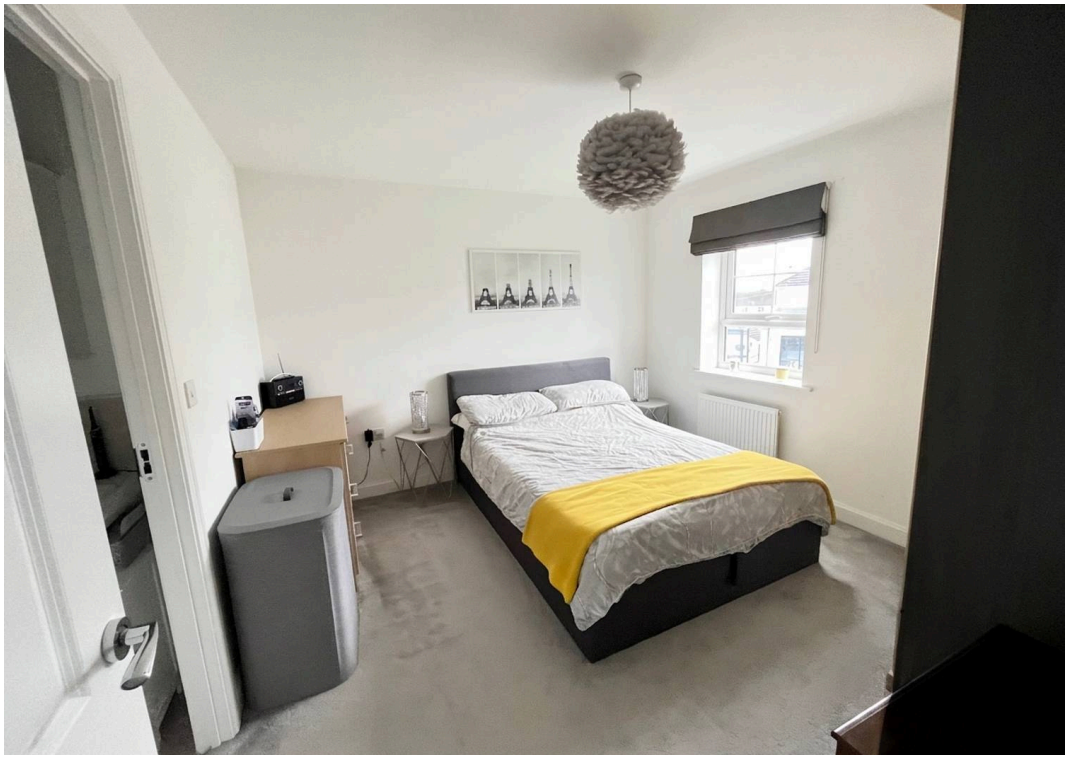
Directions:

From our Cowbridge office, travel in an easterly direction to the traffic lights and turn right onto the St Athan Road. Continue along this road, pass the entrance to St Athan Camp the road dips, as it rises turn right into St John's view, before reaching the village centre. Bear left around the park and proceed to the end of the cul de sac. As the road splits, take the right-hand tarmac private shared driveway. Number 25 Orchard Walk is located at the end of the driveway.

what3words: midwinter.origins.texted



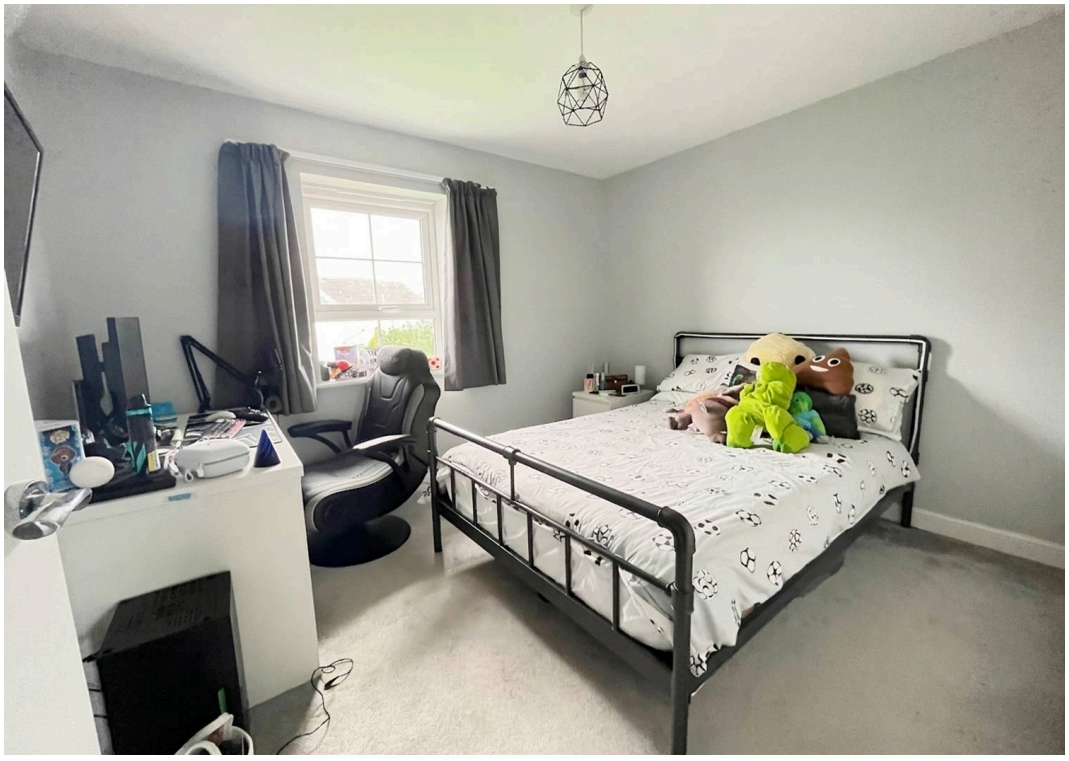


















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