

Chris Davies Estate Agents

www.chris-davies.co.uk



Ffordd Y Spitfire

, St Athan, Vale of Glamorgan, Wales, CF62 4HN

Rental £1,300 pcm

3 bedroom House available 26 September 2025

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Opening Times

Mon 09.00 - 17.30; Tues 09.00 - 17.30
Wed 09.00 - 17.30; Thurs 09.00 - 17.30
Fri 09.00 - 17.30; Sat 09.00 - 16.00; Sun Closed

- * Unfurnished
- * Large Garden
- * Study

- * Three Bedrooms
- * Garage

- * Two Receptions
- * Detached

Situation

AN UNFURNISHED DETACHED HOUSE WITH LARGE FAMILY GARDEN - The ground floor comprises a spacious lounge, family kitchen/diner, utility and cloakroom/WC, with the first floor offering 3 double bedrooms - one en-suite, plus a further room which is ideal as a STUDY or small single bedroom/nursery. Finally there is an impressive family bathroom and shower/WC. There is a drive and garage. The Council Tax is Band E and the EPC is B84. The holding deposit is £298 and interested parties MUST have a combined household income of £39,000

Accommodation

Bathroom WC

3.02m (9'11") x 2.16m (7'2")

With a vinyl floor and white suite comprising WC, pedestal basin with tiled splash back and bath. Separate fully tiled cubicle with thermostatic shower. Opaque rear window with t...

Bedroom Four

2.16m (7'2") x 1.85m (6'1")

Carpeted single bedroom with rear window and radiator.

Bedroom One

3.53m (11'7") x 3.29m (10'10")

Carpeted double bedroom with front window, radiator and recess walk in storage cupboard (potential wardrobe). Panelled door to en suite.

Bedroom Three

3.47m (11'5") x 3.32m (10'11")

Carpeted double bedroom with front window and radiator.

Bedroom Two

3.47m (11'5") x 3.01m (9'11")

Carpeted double bedroom with rear window and radiator.

Cloakroom WC

1.67m (5'6") x 1.00m (3'4")

Continuation of the vinyl flooring, white suite comprising close coupled WC and pedestal wash basin with tiled splash back. Opaque side window and radiator.

Drive

Laid to tarmac and providing off road parking for two vehicles. This leads to the garage.

En Suite

2.28m (7'6") x 1.46m (4'10")

White suite comprising WC, pedestal basin and double fully tiled shower cubicle with thermostatic shower inset. Vinyl floor and chrome heated towel rail. Shaver point and extract...

Entrance Hall

Accessed via modern door with patterned glazing and chrome bar effect. Vinyl floor and carpeted stair case with Oak handrail leading to the first floor. Radiator. Panelled door ...

Front Garden

A small area of lawn and bark chippings and this adjoins the drive.

Garage

Accessed via up and over door and with power and lighting.

Kitchen Dining Room

4.87m (16'0") x 3.16m (10'5")

With a vinyl floor, the kitchen area is very well appointed with modern eye level and bae units, complemented by work surfaces with stainless steel sink unit inset. Integrated 4 r...

Landing

Further Information

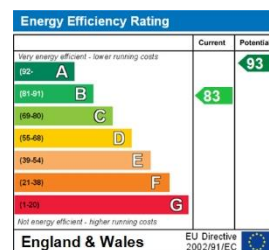
The deposit required is £1,550

The landlord is willing to rent this home to Employed, Self Employed, Own Means, Retired

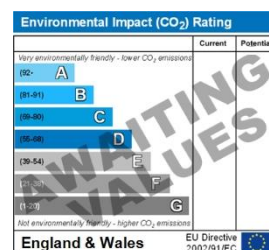
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO2) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

Property Ref: inst-1755

Creation Date: 10/09/2025

IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Chris Davies Estate Agents Ltd, 2025. Chris Davies Estate Agents Ltd Registered in England and Wales No. 04513097