



hrt

herbert r thomas

hrt.uk.com

31 St Johns View
St Athan
Barry
The Vale Of Glamorgan
CF62 4NZ

31 St Johns View

Asking price **£289,950**

A beautifully presented, modernised semi-detached 2/3 bedroom bungalow positioned in a balanced corner plot at the head of an established close, offering gated driveway, garage and landscaped front and rear gardens.

Beautifully presented inside and out.

A true bungalow with accommodation set over the ground floor.

Sun room, kitchen, inner hall, front sitting room, double bedroom, 1 single bedroom/study, dining room/ additional bedroom.

Sold with no onward chain.

Gated front driveway extending to the side and garage.

Landscaped, enclosed front and southerly aspect rear garden.

Local amenities of St Athan easily reached with good connectivity to both Llantwit Major and Cowbridge.





Part-glazed door opens into a bright **sunroom** featuring tiled flooring, a part-pitched roof, and large side-elevation windows.

A further door leads into the modern **kitchen**, fitted with a range of wall and base units, tiled flooring, and a central ceiling light. Appliances to remain include a stainless steel sink and drainer, oven/grill with electric hob above, and a wall-mounted boiler. This is a naturally bright space with a large window overlooking the front garden and an additional side window.

From a carpeted inner **hall**, access is provided to the remaining accommodation.

The generous front-facing **living room** enjoys views over the garden and features fitted carpet and a chimney breast with inset electric fireplace.

Opposite lies a modern **shower room** comprising a corner shower enclosure, low-level WC, and vanity sink, with a frosted window to the side elevation.

Bedroom One is a well-proportioned double positioned to the rear of the property, enjoying garden views, fitted carpet, and a host of integrated wardrobes, cupboards, and drawers.

Dining room/Bedroom Two is currently used as a sitting room but is a well-balanced double bedroom with French doors opening directly onto the rear garden.

Just off Bedroom Two is **Bedroom Three**, currently configured as a single bedroom but equally suitable as a study or dressing room if required.

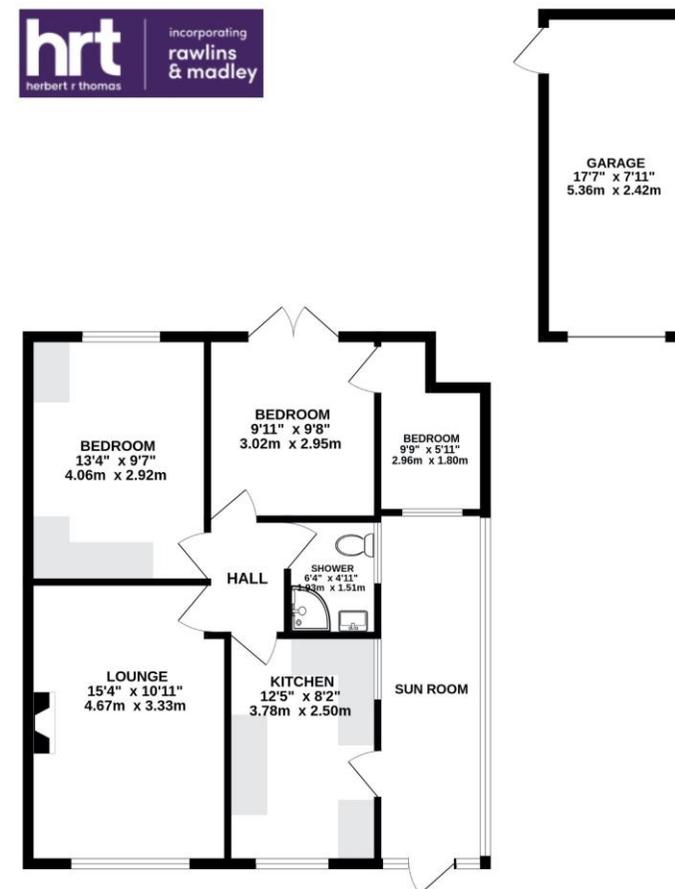
To the front, double gates open to an easy-to-maintain **garden** with raised beds and a spacious paved **driveway** extending along the side of the property, comfortably accommodating 3–4 vehicles. Beyond this is a single garage with electric roller door, power, lighting, and both a window and door providing access to the rear garden.

The **rear garden** is fully enclosed and enjoys a southerly aspect. It features a central artificial-grass lawn edged with gravel, a paved seating area, and raised flower beds along the rear boundary.

GROUND FLOOR
844 sq.ft. (78.5 sq.m.) approx.



incorporating
rawlins
& madley



TOTAL FLOOR AREA: 844 sq.ft. (78.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026



Directions

From our Cowbridge office travel along the High Street onto Eastgate, turning right onto the St Athan Road at the traffic lights. Continue on this road passing through The Herbert's and New Barn Holdings. Travel into St Athan passing the RAF base on the right. Proceed down and up the hill into St Johns View, where 'No 31' will be the final property to your left hand side, as indicated by our 'For Sale' board.

What3Words: Dragon.Screamed.Honeybees

Tenure

Freehold

Services

Mains, water, gas, electric and drainage
Council Tax Band D
EPC Rating - pending

Viewing strictly by appointment through Herbert R Thomas

hrt.uk.com

hrt
herbert r thomas

59 High Street, Cowbridge, Vale of Glamorgan, CF71 7YL,
01446 772911
sales@hrt.uk.com

hrt Est. 1926



AWAITING EPC

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

