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THREE BEDROOM MID TERRACE PROPERTY, located at East Vale, St Athan, with all local amenities and bus routes to Llantwit Major, Barry, Bridgend and Cardiff. The property is briefly comprising; entrance hallway, cloakroom, lounge, kitchen/diner to the ground floor with three bedrooms and family bathroom to the first floor. The property benefits from an allocated parking space. East Vale properties are subject to a monthly management charge of approximately £28.00. Council Tax Band C. The property benefits from south Westerly facing solar panels to provide hot water.

GROUND FLOOR

Porch

Enter the property via uPVC front door into the porch area. Door into main house. Location of boiler.

Hallway

Doors leading into lounge, downstairs cloakroom and kitchen. Carpeted stairs lead to the first floor level.

Kitchen

2.89m x 2.86m (9' 6" x 9' 5")

Fitted with a range of base and wall units with contrasting work surfaces over and tiled surrounds. Enamel sink and drainer with mixer tap over. Space for oven. Space and plumbing for white goods. uPVC window to the front. Radiator, ceiling light and power. Open plan into dining area.

Diner

2.85m x 2.19m (9' 4" x 7' 2")

uPVC French doors leading out to the rear garden. Space for dining furniture. Radiator, ceiling light and power.

Lounge

4.64m x 3.40m (15' 3" x 11' 2")

uPVC window to the rear. Marble hearth and wooden mantle and backboard. Laminated flooring, radiator, ceiling light and power.

Cloakroom

Fitted with a low level WC and pedestal wash hand basin. uPVC opaque window to the front.

FIRST FLOOR

Landing

Doors leading to all bedrooms and family bathroom. Airing cupboard with water storage tank. Location of loft access.

Bedroom One

3.55m x 3.40m (11' 8" x 11' 2")

uPVC double glazed window to the rear. Fitted carpet, radiator, ceiling light, power points and telephone socket.

Bedroom Two

3.43m x 2.89m (11' 3" x 9' 6")

uPVC double glazed window to the front. Fitted carpet, radiator, ceiling light, power points and TV aerial point

Bedroom Three

2.49m x 2.32m (8' 2" x 7' 7")

uPVC double glazed window to the front. Fitted carpet, radiator, ceiling light, power points and telephone point.

Bathroom

2.11m x 1.68m (6' 11" x 5' 6")

Fitted with a three piece suite comprising; low level WC, pedestal wash hand basin and panelled p-shaped bath with screen and shower over. Radiator, ceiling light. uPVC double glazed opaque window to the rear.

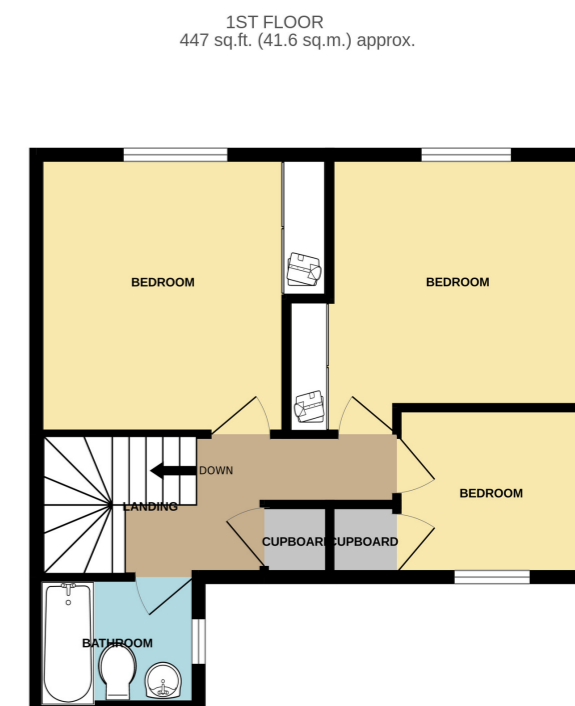
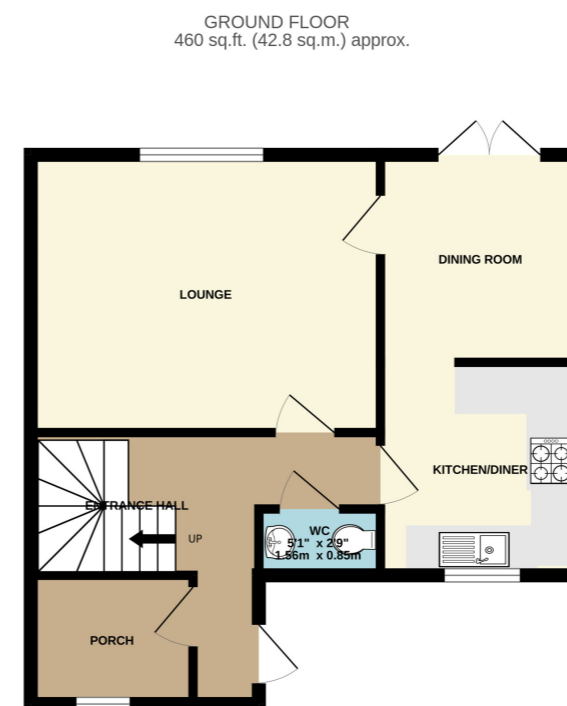
EXTERNAL

Garden

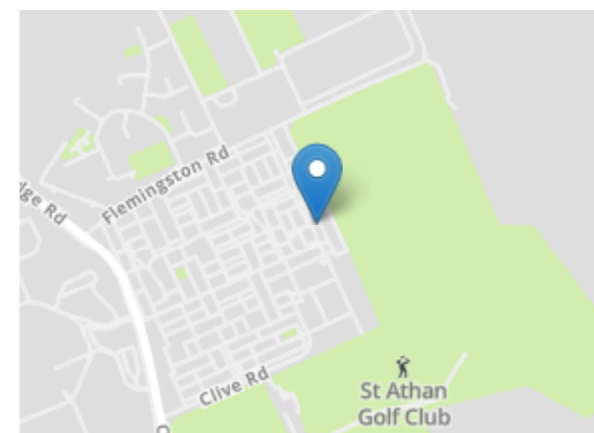
The front fully enclosed by brick wall with gate and path leading to the front entrance.

To the rear is a fully enclosed low maintenance garden laid with a mixture of patio and gravel with brick built raised beds and some mature planting. Gated rear access.

The property benefits from south Westerly facing solar panels to provide hot water.



TOTAL FLOOR AREA : 908 sq.ft. (84.3 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.
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