




Brighter Moves

18 Clive Road, St Athan, CF62 4JD

£157,500



1 Pound Field, Llantwit Major, Vale Of Glamorgan, CF61 1DL

Tel No 01446 794433. E-Mail info@brightermoves.co.uk

Web www.brightermoves.co.uk



THREE BEDROOM END 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 a GARAGE and a PRIVATE PARKING SPACE with a SOUTHERLY FACING REAR GARDEN. East Vale properties are subject to a monthly management charge of approximately £20. Council Tax Band C. NO ONWARD CHAIN.

GROUND FLOOR

Entrance

Enter the property via uPVC double glazed door into porch area, doors lead into the utility area and door into main property.

Hallway

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

Lounge

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

uPVC double glazed window to the rear. Fitted carpet, radiator, power points. Door into kitchen/diner.

Kitchen/diner

5.23m x 2.89m (17' 2" x 9' 6")

uPVC double glazed window to the front and French doors to the rear. Fitted with a range of base and wall units with contrasting worksurfaces over. Space for cooker and hob. Space and plumbing for white goods.

Open plan into dining area with space for dining furniture. Radiator, ceiling light and power.

Cloakroom

uPVC double glazed window to the front. Fitted with a low level W.C. and pedestal wash hand basin.

Utility room

Space and plumbing for washing machine and tumble dryer. Location of Baxi Boiler.

FIRST FLOOR

Landing

Doors leading into all bedrooms and family bathroom. Location of airing cupboard and loft access.

Bedroom One

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

uPVC double glazed window to the rear. Fitted wardrobes, fitted carpet, radiator and power points.

Bedroom Two

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

uPVC double glazed window to the rear. Fitted wardrobes, fitted carpet, radiator and power points.

Bedroom Three

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

uPVC double glazed window to the front. Built-in cupboard, fitted carpet, radiator and power points.

Bathroom

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

uPVC double glazed window to the rear. Walk in shower cubicle with electric shower head. Panel enclosed bath with shower over, low level WC, pedestal wash hand basin. Radiator, ceiling light.

EXTERNAL

Garden

The front is open plan with a pathway leading to the front entrance.

To the rear is a fully enclosed low maintenance southerly facing garden with a mixture of patio and gravel areas. Gated rear access.

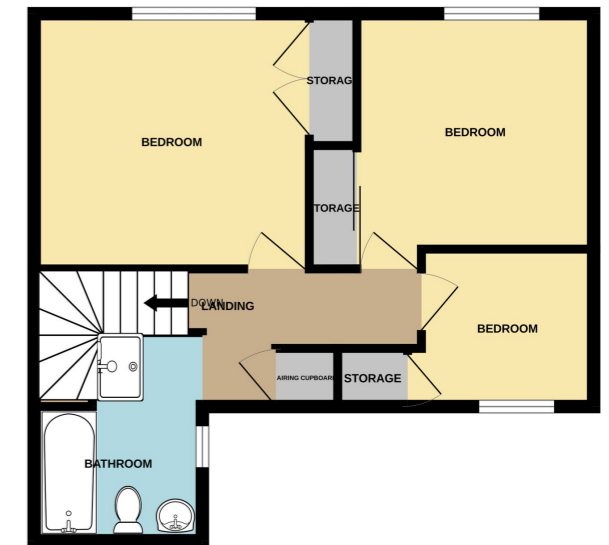
Garage

Fitted with an up and over door.

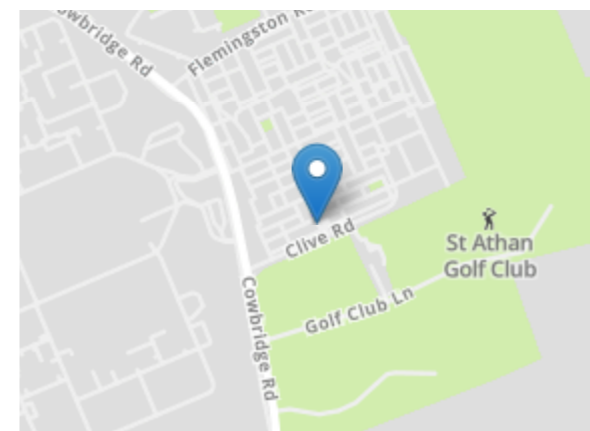
GROUND FLOOR
490 sq.ft. (45.5 sq.m.) approx.



1ST FLOOR
468 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 958 sq.ft. (89.0 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 ©2024



MIS REPRESENTATION ACT 1967: These Particulars Are For Guidance Only And Their Accuracy Is Not Guaranteed And Neither Do They Form Part Of Any Other Or Contract.

PROPERTY MIS DESCRIPTION ACT 1991: All Reasonable Steps Have Been Taken To Ensure That These Particulars Do Not Contain Any Error, Mistake Or Misdescription, As Described By The Property Misdescription Act.

PROCEEDS OF CRIME ACT 2002: Brighter Moves Are Obligated To Report Any Knowledge Or Suspicion Of Money Laundering To The Ncis (National Crime Intelligence Service) And Should Such A Report Prove Necessary Are Precluded From Conducting Any Further Professional Work Without The Consent From The Ncis.