



21 Clive Road, St Athan, Barry, CF62 4JD

£159,995



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

Tel No 01446 794433. E-Mail [info@brightermoves.co.uk](mailto:info@brightermoves.co.uk)

Web [www.brightermoves.co.uk](http://www.brightermoves.co.uk)



THREE BEDROOM MID LINK property located at East Vale, St Athan. Internally comprising; an entrance hallway, downstairs cloakroom, lounge, kitchen/diner, conservatory to the ground floor with three bedrooms and a family bathroom to the first floor. Externally the property benefits from a fully enclosed garden to the rear and an allocated parking space. Convenient location for bus routes to Llantwit Major, Barry, Bridgend and Cardiff city centre. Council Tax Band D. East vale properties are subject to monthly management charges of approx £60.00 incl water. NO ONWARD CHAIN.

## GROUND FLOOR

### Entrance

Enter the property via uPVC fully glazed front door into the hallway. Door leading into storage area housing Worcester central heating boiler.

### Hallway

Enter the property into hallway with carpeted stairs leading to the first floor. Doors leading into lounge, kitchen/diner and cloakroom. Laminate flooring, ceiling light.

### Cloakroom

Two piece suite comprising; low level WC, pedestal wash and basin.

### Kitchen/Diner

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

Fitted with a range of base and wall units with contrasting work surfaces over and tiled surrounds. Stainless steel sink and drainer with mixer tap over. Space and plumbing for white goods. Space for cooker and hob. uPVC window overlooking the front, vinyl flooring, ceiling light.

To the dining area there is space for dining furniture. uPVC patio doors leading into the conservatory. Laminate flooring, radiator, ceiling light and power.

### Lounge

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

Large uPVC window overlooking the rear. Feature coal effect fire with wooden surround and hearth to the main wall. Radiator, carpeted flooring, ceiling light and power.

### Conservatory

2.72m x 2.46m (8' 11" x 8' 1")

Block base and uPVC construction. Radiator, laminate flooring, ceiling light. Patio doors leading out to the rear garden.

## 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 window to the rear. Carpeted flooring, radiator, ceiling light and power.

### Bedroom Two

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

uPVC window to the rear. Carpeted flooring, radiator, ceiling light and power.

### Bedroom Three

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

uPVC window to the front. Carpeted flooring, radiator, ceiling light and power.

### Bathroom

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

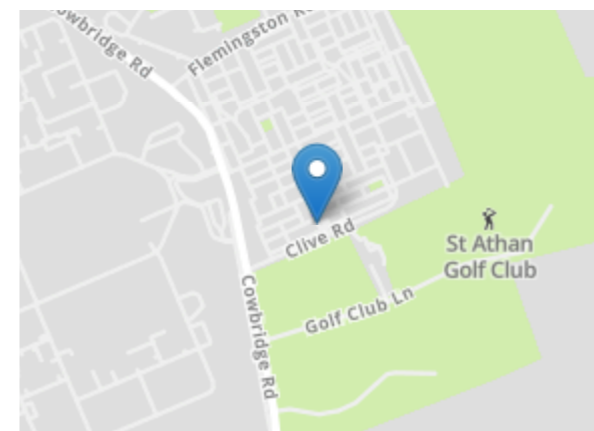
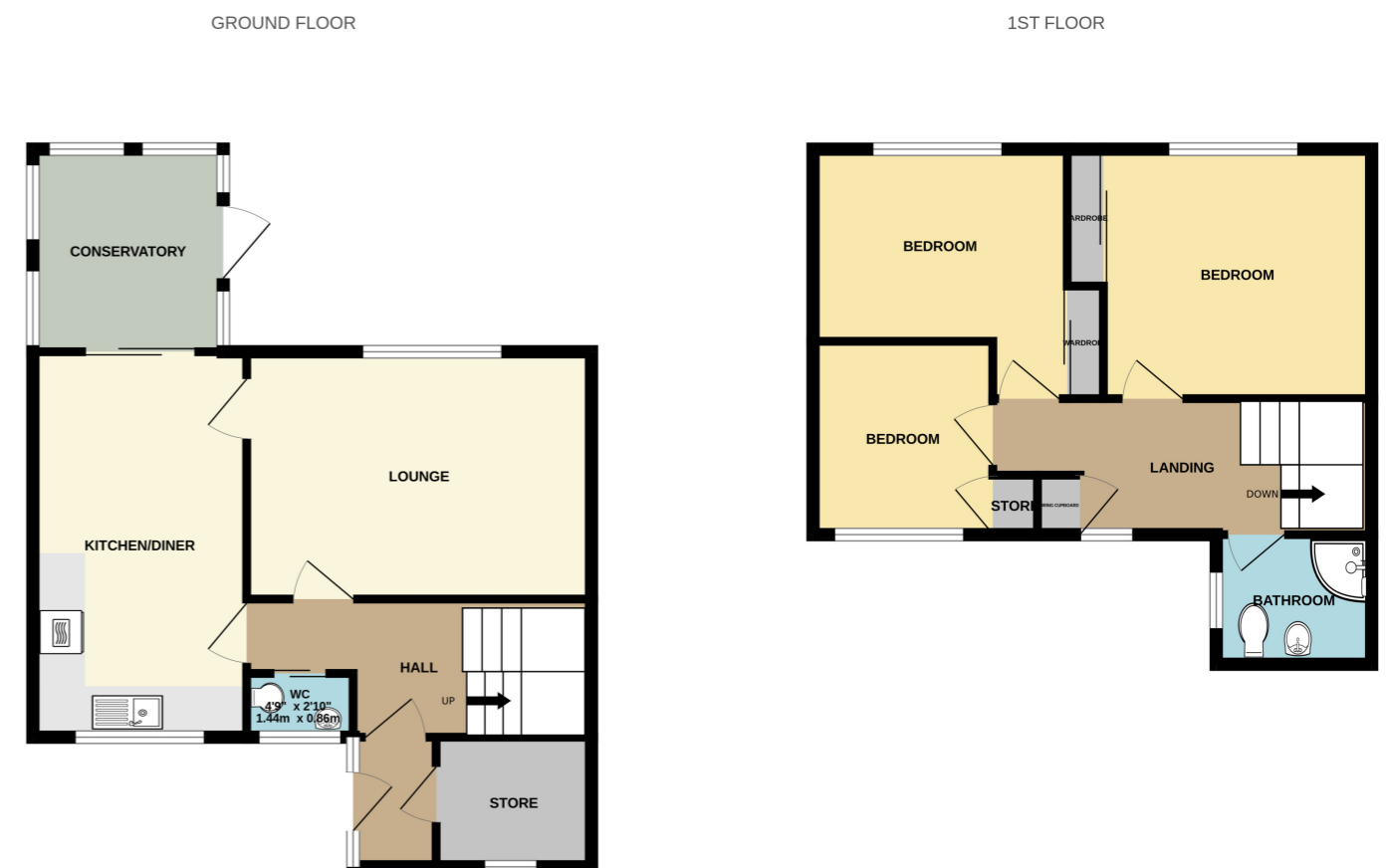
Fitted with a low level WC, pedestal wash hand basin and walk-in shower cubicle. Fully tiled, vinyl flooring, radiator and ceiling light.

## EXTERNAL

### Garden

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

To the rear is a fully enclosed low maintenance paved garden. With shed to remain.



**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.