



28 Bullfinch Road, St Athan, CF62 4ND

£146,500



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

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Two bedroom mid link property on the popular West Side camp of St Athan , which is closely linked to Boverton and Llantwit Major. The property has a ground floor lounge and kitchen, to the first floor is two bedroom and a bathroom. Many similar properties have converted or gone into the generous loft space. The rear garden is enclosed by wood panel fencing and has a wooden storage shed. To the front of the property is a private courtyard looking out onto the community green. Being ex MOD houses, there is a management fee which is approx £60 per month which includes water bills.

## GROUND FLOOR

### Entrance

Front door access is from the private courtyard to the front. Internal hallway gives access to the lounge and carpeted stairs to the first floor level.

### Lounge

4.01m x 3.46m (13' 2" x 11' 4")

uPVC double glazed window to the front. Feature log burner, fitted carpet, radiator, power points and ceiling light.

Doorway to the kitchen diner.

### Kitchen

4.99m x 2.76m (16' 4" x 9' 1")

uPVC double glazed window and door to the rear. Range of base and wall units with fixed worktop over.

## FIRST FLOOR

### Landing

Doorways to the two bedrooms, bathroom and loft access.

### Bedroom

4.10m x 3.54m (13' 5" x 11' 7")

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

### Bedroom

2.76m x 2.69m (9' 1" x 8' 10")

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

### Bathroom

1.82m x 1.79m (6' 0" x 5' 10")

uPVC double glazed window to the rear.

Panel enclosed bath with electric shower over. Low level WC. Wash hand basin and pedestal. Vinyl flooring, radiator and ceiling light.

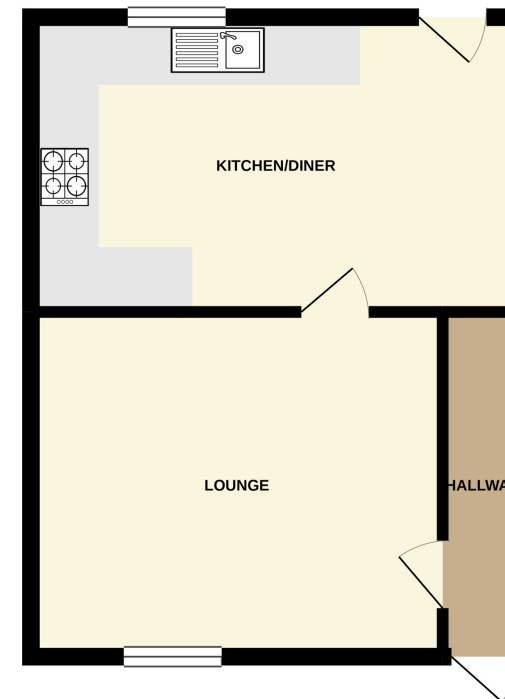
## EXTERNAL

### Gardens

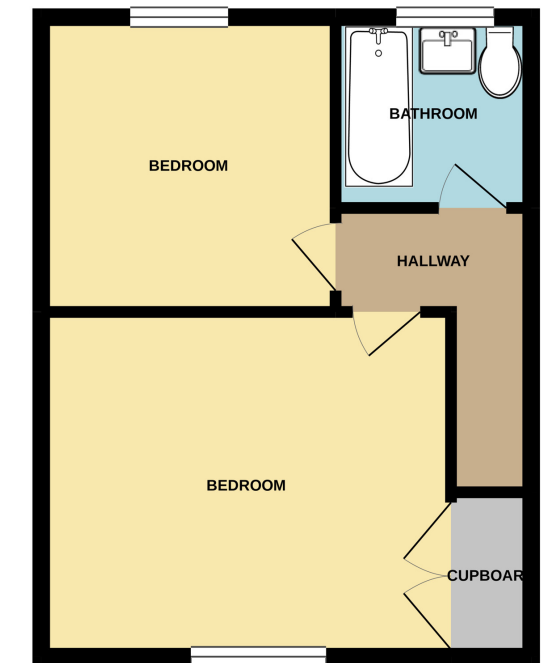
FRONT- Mixture of pathway and gravelled area, facing onto the open green.

REAR- Mixture of pathway to the rear , patio and wood gate to general parking area. Wood shed to remain, garden is enclosed by wood panel fencing. Wood frame and polycarbonate roofing for a rain shelter.

GROUND FLOOR  
352 sq.ft. (32.7 sq.m.) approx.

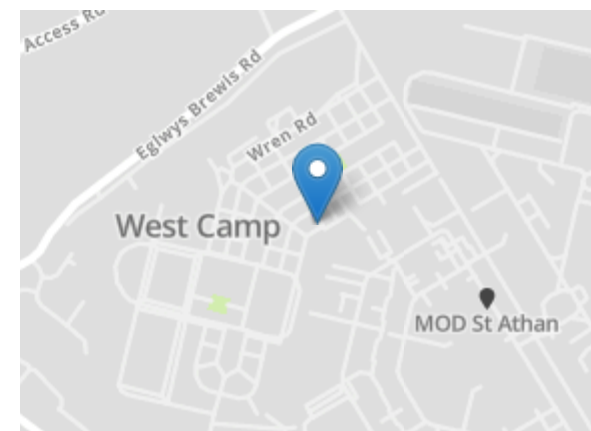


1ST FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 704 sq.ft. (65.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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