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£319,995



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DECEPTIVLY SPACIOUS 3/4 BEDROOM DORMA BUNGALOW. Offering around 125 Sq Meters of living space. Located in the popular St Athan village offering flexible living accommodation. The property is briefly comprising; kitchen, lounge, dining room, second reception/bedroom, cloakroom and conservatory to the ground floor with three bedrooms and a family bathroom to the first floor. Externally the property benefits from a driveway providing off road parking and fully enclose garden to rear.

GROUND FLOOR

Hallway

4.18m x 1.83m (13' 9" x 6' 0")

Enter the property via uPVC wood grain effect front door with uPVC window to the side into hallway. Carpeted stairs lead to the first floor. Doors leading into kitchen, dining room, lounge and bathroom. Radiator, carpeted flooring, ceiling light and power.

Lounge

6.05m x 4.09m (19' 10" x 13' 5")

uPVC window to the front and door to the front. Feature coal effect gas fireplace with stone surround and hearth to the main wall. Radiator, carpeted flooring, ceiling light and power.

Reception Room/Bedroom

5.14m x 2.60m (16' 10" x 8' 6")

uPVC window to the front. Location of the combination boiler. Radiator, carpeted flooring, ceiling light and power.

Kitchen

4.08m x 2.82m (13' 5" x 9' 3")

Fitted with a range of base and wall units with contrasting work surfaces over. Breakfast bar, Stainless steel sink and drainer with mixer tap over. Under counter fridge and freezer. Built-in double electric oven and integrated gas hob with extractor hood over. Space and plumbing for washing machine and dish washer. uPVC window and door leading into the conservatory. Tiled flooring, radiator, ceiling light and power.

Dining Room

3.84m x 2.79m (12' 7" x 9' 2")

uPVC patio doors leading into the conservatory. Space for dining furniture. Carpeted flooring, ceiling light and power.

Conservatory

5.70m x 2.24m (18' 8" x 7' 4")

Brick base and uPVC construction. uPVC patio doors leading onto garden. Tiled flooring, ceiling light and power.

FIRST FLOOR

Bedroom One

4.88m x 3.02m (16' 0" x 9' 11")

uPVC window to the front. Radiator, carpeted flooring, ceiling light and power.

En-Suite (wet room)

2.54m x 1.85m (8' 4" x 6' 1")

A fully tanked wet room. uPVC double glazed window to the side. Fitted with a wash hand basin set in vanity style unit, low level WC and walk-in shower. towel rail radiator and ceiling light.

Bedroom Two

3.89m x 3.02m (12' 9" x 9' 11")

uPVC window to the rear. Into eaves storage, radiator, carpeted flooring, ceiling light and power.

Bedroom Three

3.74m x 1.89m (12' 3" x 6' 2")

uPVC window to the side. Radiator, carpeted flooring, ceiling light and power.

Bathroom

2.99m x 1.82m (9' 10" x 6' 0")

Three piece suite comprising; low level WC, pedestal wash hand basin and panelled bath with electric shower over. Opaque window to the side. Bamboo flooring, towel radiator, ceiling light.

EXTERNAL

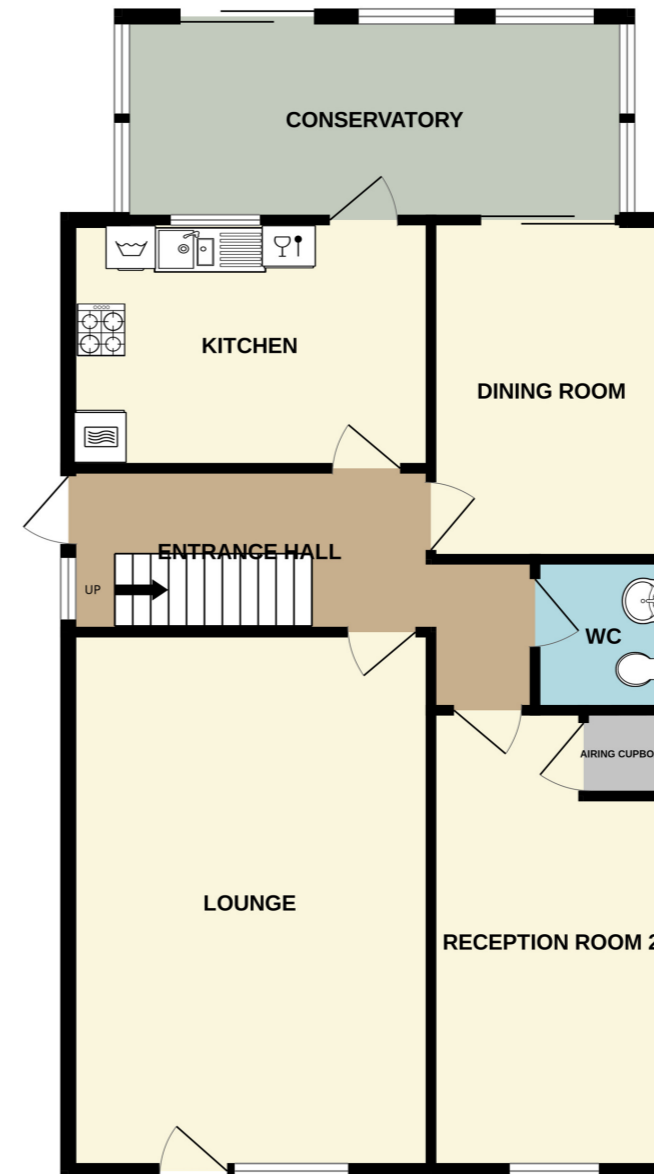
Garden

The property is approached via driveway with lawned area to the side. The front door entrance is located on the side of the property. Gated access to the side.

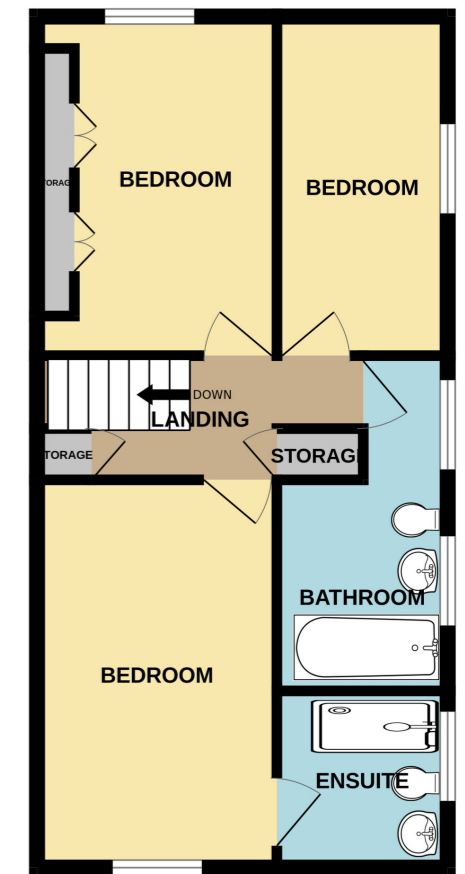
The driveway extends to the side of the property with three storage sheds to remain.

To the rear is a very pretty well established garden planted with an array of flowers, shrubs and trees. A pond with electric pump feed, and patio area provides space for garden furniture

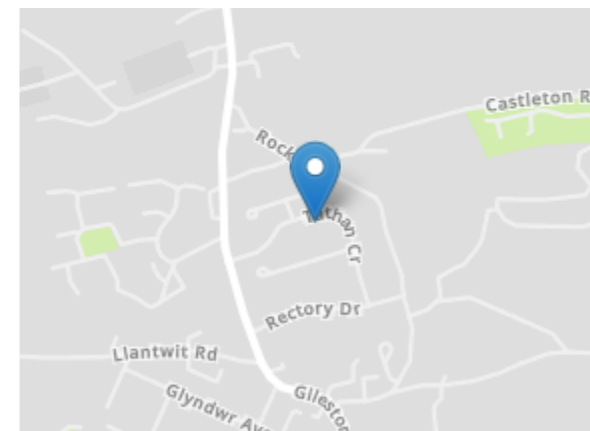
GROUND FLOOR
921 sq.ft. (85.5 sq.m.) approx.



1ST FLOOR
475 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 1396 sq.ft. (129.7 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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