



10 Gileston Road, St Athan, Barry, Vale of Glamorgan, CF62 4PZ

£215,000



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



TWO BEDROOM MID LINK PROPERTY located in St Athan within walking distance to all local amenities. The property is briefly comprising; Entance hallway, Lounge, Kitchen/Diner, Cloakroom to the ground floor with both bedrooms and family bathroom to the first floor level. Externally the propery benefits from a courtyard style garden to the rear and lawned garden to the side with country side views beyond.

GROUND FLOOR

Entrance Porch

Enter the property via uPVC double glazed front door with windows to the side and rear. Tiled flooring. uPVC door leading into entrance hallway.

Entrance Hall

Carpeted stairs lead to the first floor level with doors leading into the lounge and kitchen/diner. Tiled flooring, ceiling light.

Lounge

4.16m x 3.68m (13' 8" x 12' 1")
uPVC double glazed bay window to the front and uPVC window side with countyside views beyond. Radiator, laminate flooring, ceiling light and power.

Kitchen/Diner

Fitted with a range of base and wall units with contasting work surfaces over. Stainless steel sink and drainer with mixer tap over. Integrated oven and four ring induction hob with extractor hood over. Built-in pantry cupboard. Space for dining furniture. Door leading to outer porch. Radiator, tiled flooring, ceiling light.

Outer Porch

uPVC double glazed door to the rear. Storage cupboard with space and plumbing for a washing machine. Vinyl flooring.

Cloakroom

Fitted with a low level WC. uPVC obscure window to the rear.

FIRST FLOOR

Landing

Doors leading to both bedrooms and family bathroom. Location of cupboard housing combi boiler.

Bedroom One

4.07m x 2.85m (13' 4" x 9' 4")
uPVC double glazed window to the side. Built-in wardrobe. Radiator, carpeted flooring, ceiling light and power. Location of loft access.

Bedroom Two

4.13m x 3.06m (13' 7" x 10' 0")
uPVC double glazed windows to the front and side with country side views. Radiator, carpeted flooring, ceiling light and power.

Bathroom

2.0m x 2.02m (6' 7" x 6' 8")
Newly fitted three piece suite comprising; low level WC, pedestal wash hand basin and panelled bath. Tiled flooring, radiator, tiled flooring, ceiling light and power. uPVC obscure window to the rear.

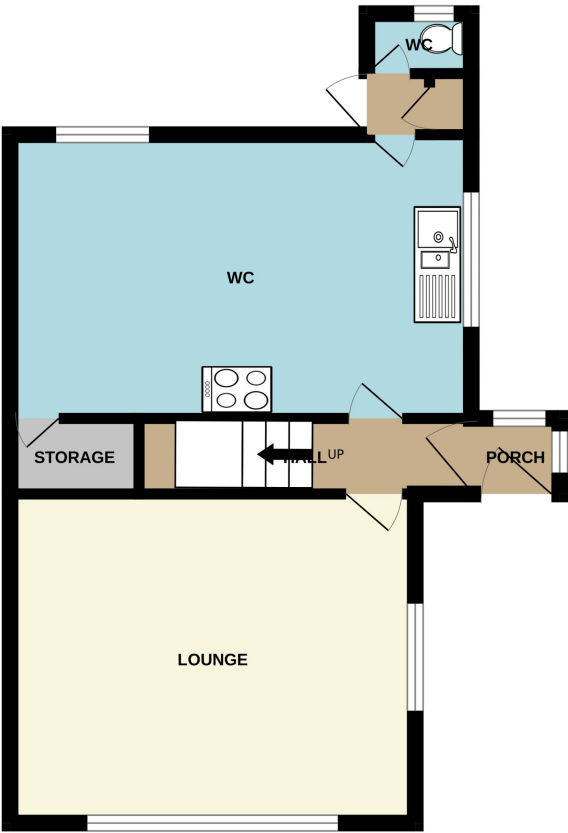
EXTERNAL

Garden

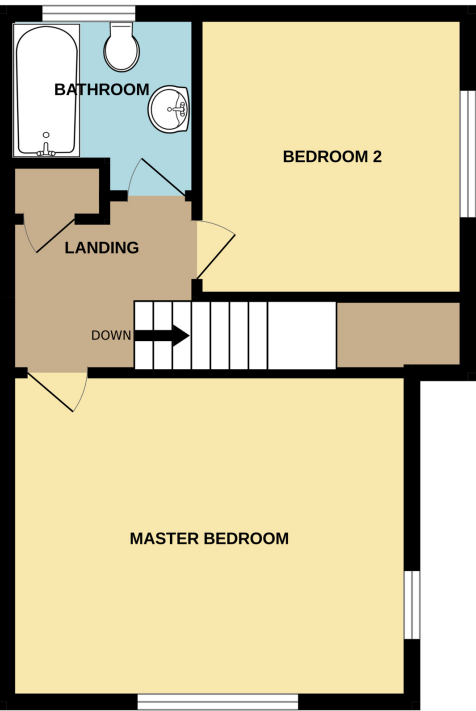
The property is approached via gated access with steps leading to the front entrance with a lawned garden to the side.

To the rear is a courtyard with space for garden furniture stepping down onto a lawned garden to the side.

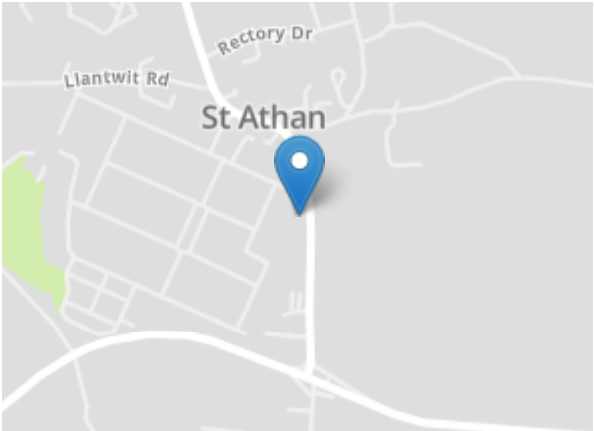
GROUND FLOOR
400 sq.ft. (37.1 sq.m.) approx.




1ST FLOOR
375 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 775 sq.ft. (72.0 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		87
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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