



12 Magpie Road, St Athan, St Athan, CF62 4NQ

£165,000



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TWO BEDROOM END OF TERRACE PROPERTY set in a generous plot located at West Vale in St Athan. The property is briefly comprising; Entrance Hallway, Lounge, Kitchen/Diner to the ground floor with Two Bedrooms and a Bathroom to the first floor. Additionally, the property benefits from uPVC double glazing throughout, enclosed good-sized gardens and an off-road parking space. A charge of approximately £60 per month covers water and ground works to the estate. NO CHAIN.

GROUND FLOOR

Entrance

uPVC door to inner porch. Doorway to lounge, carpeted stairs to the first floor level.

Lounge

4.04m x 3.40m (13' 3" x 11' 2")  
uPVC window overlooking the front of the property. Feature fireplace with surround and hearth to main wall. Radiator, carpeted flooring ceiling light and power, radiator. Door leading into the Kitchen/Diner.

Kitchen

4.98m x 2.77m (16' 4" x 9' 1")  
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. electric oven and hob. Space and plumbing for white goods, washing machine, dryer and fridge freezer can be included. Space for dining furniture. uPVC window and door out to the rear. Laminate flooring, radiator, ceiling light and power.

FIRST FLOOR

Landing

Doors leading to all bedrooms and family bathroom. Loft access.

Bathroom

Fitted with a three piece suite comprising; low level WC, pedestal wash hand basin and panelled bath with electric shower over. Fully tiled. Radiator and ceiling light. uPVC opaque window to the side.

Bedroom One

4.09m x 3.58m (13' 5" x 11' 9")  
Carpeted with uPVC window looking out to the front of the property.

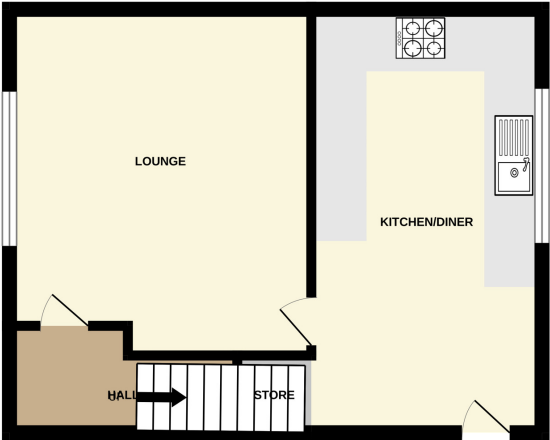
Bedroom Two

2.79m x 2.62m (9' 2" x 8' 7")  
Carpeted with uPVC window looking out to the back of the property.

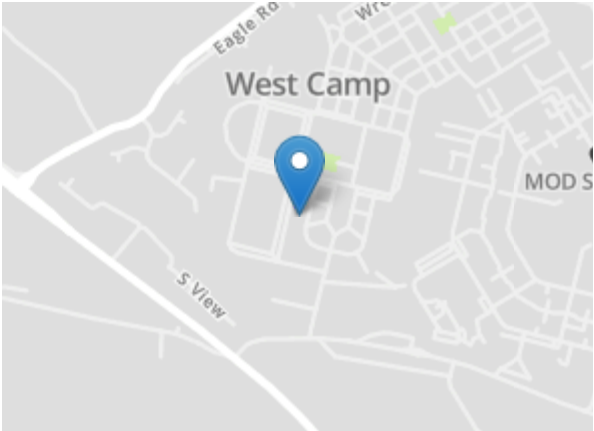
EXTERNAL

Garden

Larger than the average gardens on this estate. Area to the side, front and back. Fenced with the added benefit of an off road parking space to the rear.



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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