



11 Oak Grove, St Athan, CF62 4JN

£155,000



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TWO BEDROOM MID LINK PROPERTY located on the popular Eglwys Brewys Estate. Briefly comprising; lounge, kitchen/diner and cloakroom to the ground floor with two bedrooms and family bathroom to the first floor. Fully enclosed garden to the rear. House size is approximately 66 sqm

GROUND FLOOR

Lounge
5.52m x 4.31m (18' 1" x 14' 2")
Enter the property via uPVC front door into the lounge. uPVC patio doors leading out to the rear garden. Carpeted stairs leading to the first floor. Radiator, laminate flooring, ceiling light and power. Door leading into kitchen.

Kitchen
5.72m x 1.92m (18' 9" x 6' 4")
Fitted with a range of base and wall units with contrasting work surfaces over. Stainless steel sink and drainer with mixer tap over. Space and plumbing for white goods. Space for cooker. uPVC door and window leading out to the rear. Laminate flooring, radiator, ceiling light and power. uPVC door to the front.

Cloakroom
Two piece suite comprising; low level WC and wash hand basin set in vanity cupboard. Ceiling light.

FIRST FLOOR

Landing
Doors leading to both bedrooms and family bathroom. Location of loft access.

Bedroom One
4.44m x 2.73m (14' 7" x 8' 11")
uPVC window to the rear. Radiator, carpeted flooring, ceiling light and power.

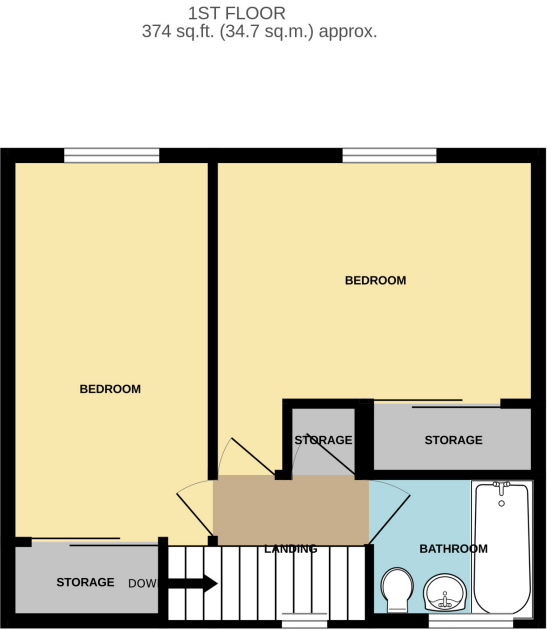
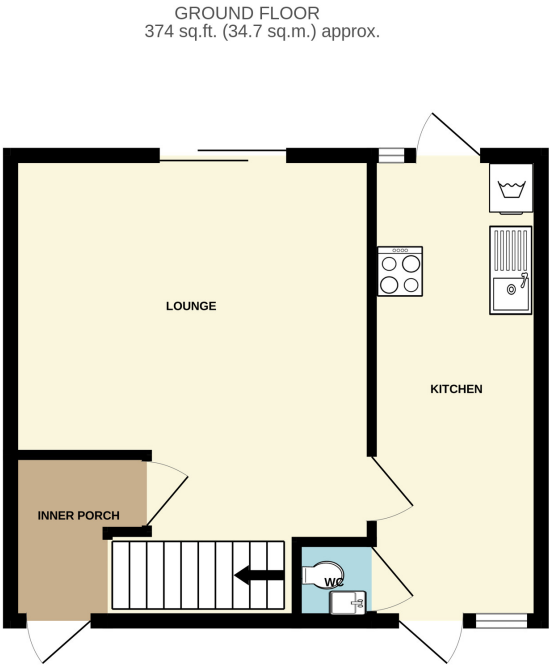
Bedroom Two
3.71m x 3.42m (12' 2" x 11' 3")
uPVC window to the rear. Radiator, carpeted flooring, ceiling light and power.

Bathroom
1.93m x 1.88m (6' 4" x 6' 2")
Fitted with a three piece suite comprising, low level WC, wash hand basin set into vanity unit and p-shaped with bath glass screen and shower over. uPVC opaque window to the front. Radiator, ceiling light and laminate flooring.

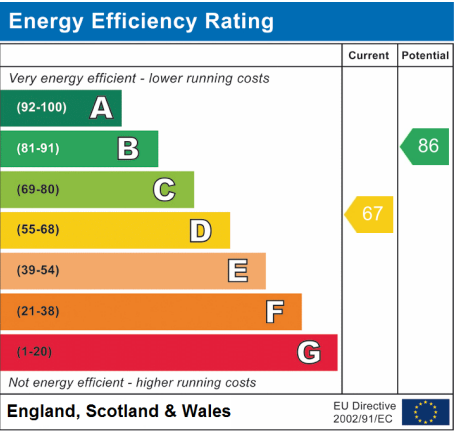
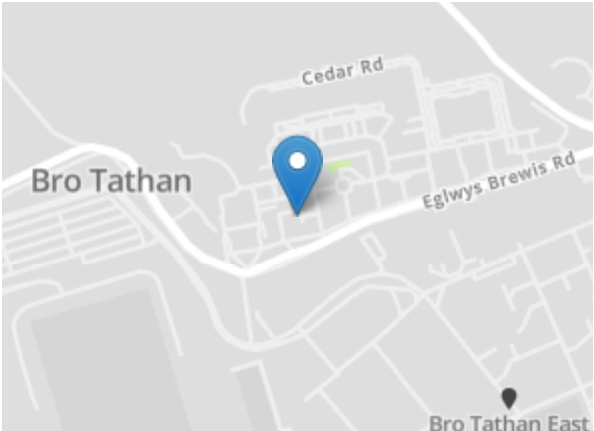
EXTERNAL
Garden
To the front of the property is a communal green area laid to lawn with pathway leading to the front of the property.

To the rear is a fully enclosed garden laid to lawn with some mature planting and a patio area providing space for garden furniture. Two large sheds to remain.

Additional conditions
The property is subject to a yearly management fee for maintenance of the surrounding communal area. Approximate cost is £10 per month.



TOTAL FLOOR AREA : 747 sq.ft. (69.4 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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