



48 Partridge Road, St Athan, Barry, CF62 4NE

£165,000



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TWO BEDROOM END TERRACE PROPERTY located on the popular West Camp side of St Athan. The property is briefly comprising; hallway, lounge and kitchen to the ground floor and two bedrooms and a family bathroom on the first floor. Externally the property benefits from a fully enclosed rear garden. A charge of approximately £60 per month covers water and ground works to the estate. The original roof has been replaced. NO ONWARD CHAIN.

## GROUND FLOOR

### Hallway

Enter the property via uPVC front door into the hallway with stairs leading to the first floor level. Door leading into lounge. Radiator and ceiling light.

### Lounge

4.01m x 3.46m (13' 2" x 11' 4")  
Large uPVC window overlooking the front of the property. Door leading into kitchen/diner. Radiator, ceiling light and power.

### Kitchen/Diner

4.99m x 2.76m (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. Space and plumbing for white goods. Space for oven and hob. uPVC window and door leading out to the rear. Radiator, ceiling light and power.

## FIRST FLOOR

### Landing

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

### Bedroom One

4.10m x 3.54m (13' 5" x 11' 7")  
uPVC window to the front of the property. Carpeted flooring, ceiling light and power.

### Bedroom Two

2.76m x 2.69m (9' 1" x 8' 10")  
uPVC window to the front of the property. Carpeted flooring, ceiling light and power.

### Bathroom

1.82m x 1.79m (6' 0" x 5' 10")  
Fitted with a three piece suite comprising; low level WC, pedestal wash and basin and panelled bath with shower over. Opaque window to the rear.

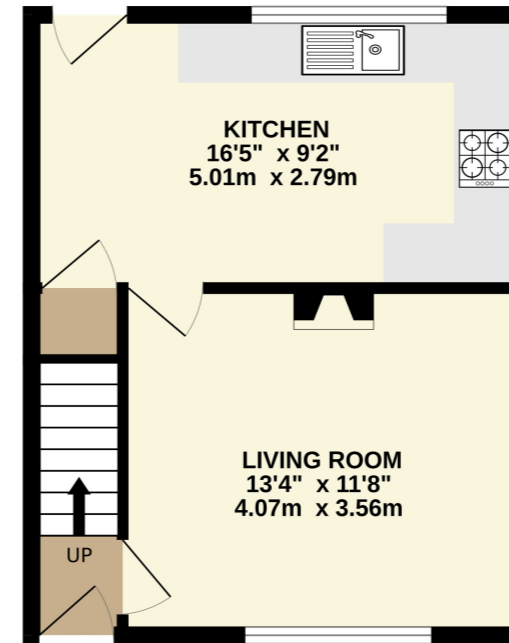
## EXTERNAL

### Garden

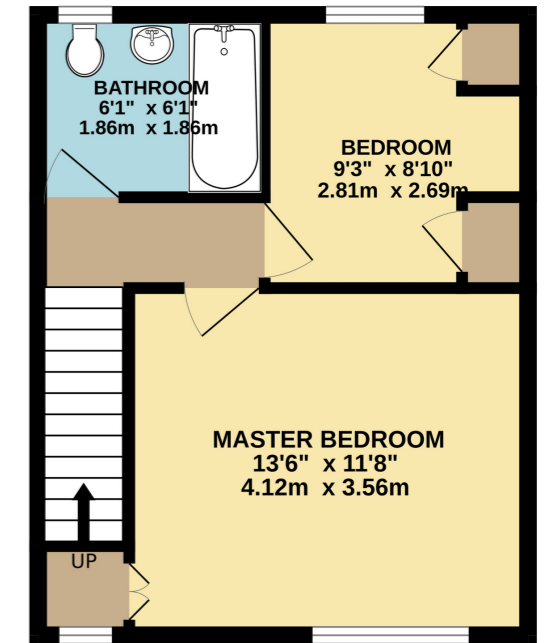
To the front of the property is a low maintenance garden with a pathway leading to the front door.

To the rear is a fully enclosed garden with a mixture of grass and patio. Gated access to the rear.

GROUND FLOOR  
337 sq.ft. (31.3 sq.m.) approx.

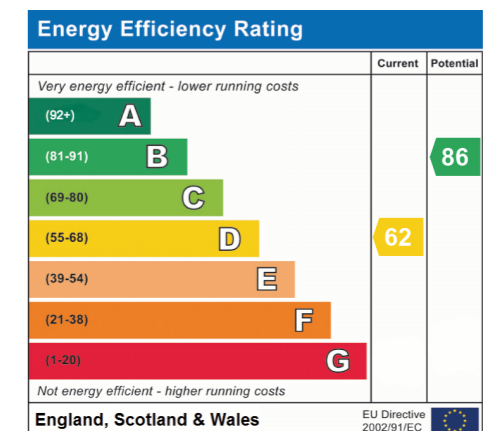
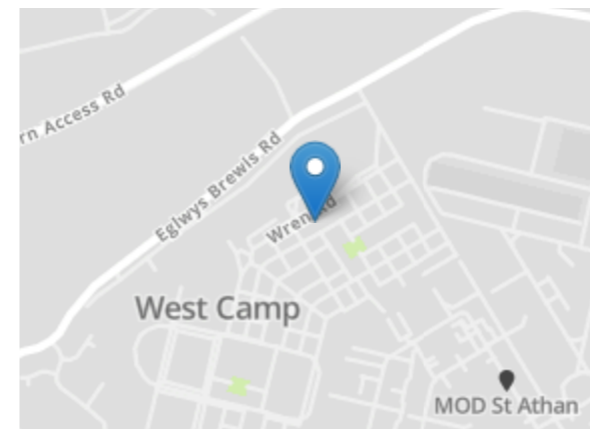


1ST FLOOR  
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 678 sq.ft. (62.9 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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