



1 Pinewood Square, St Athan, Vale of Glamorgan, CF62 4JR

£140,000



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 end link property located on the popular Eglwys Brewys Estate. Briefly comprising; hallway, lounge, kitchen/diner to the ground floor, two bedrooms and family bathroom to the first floor. Fully enclosed garden to the rear. Separate garage but in need of attention.

Entrance Hallway

Enter the property via a Upvc doorway, stairs lead up to the first floor and a door leads into the Lounge. Radiator and light.

Lounge

4.04m x 3.81m (13' 3" x 12' 6")

A Upvc window looks out over the front of the property. Feature fireplace with an alcove to one side with built in shelving. Power points and lighting. Location of TV point. Laminate flooring.

Kitchen/Dining Room

5.03m x 2.76m (16'6" x 9'0")

Fitted with a range of base and wall units, built in oven and hob with extractor hood over. Stainless steel sink with drainer. Plumbing and space for washing machine. Laminate flooring. Power points and lighting.

Landing

Carpeted stairs and doors lead to the two bedrooms and bathroom. Loft access.

Bedroom One

4.11m x 3.66 (13'6" x 12')

A window looks out to the front of the property with a radiator below. Power points and ceiling light. Walk in wardrobe. Location of boiler.

Bedroom Two

2.97m x 2.77m (9'9" x 9'1")

A window looks out over the rear of the property with a radiator below. Power points and lighting. Carpeted flooring.

Bathroom

An obscure window looks out to the rear of the property. Fitted with a three piece suite comprising of; free standing bath with shower over, low level w/c and a wash hand basin. Vinyl flooring.

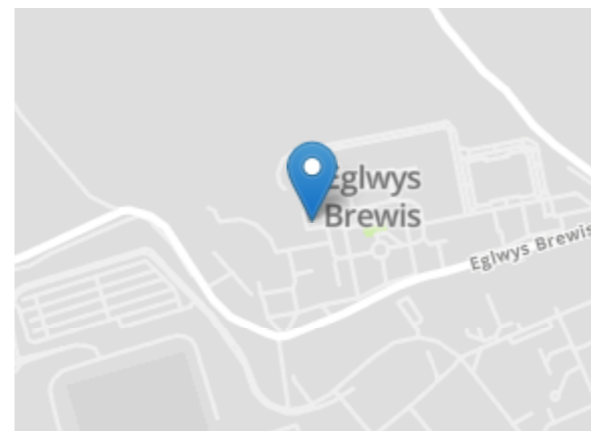
Garden

To the front of the property there is a grassed area with a footpath leading to the front door. To the rear is a good sized enclosed grassed garden.

Additional information

There is a monthly management fee to pay which covers the maintenance of the grass areas and lighting.

Council Tax Band B



MIS REPRESENTATION ACT 1967: These Particulars Are For Guidance Only And Their Accuracy Is Not Guaranteed And Neither Do They Form Part Of Any Other Or Contract.

PROPERTY MIS DESCRIPTION ACT 1991: All Reasonable Steps Have Been Taken To Ensure That These Particulars Do Not Contain Any Error, Mistake Or Misdescription, As Described By The Property Misdescription Act.

PROCEEDS OF CRIME ACT 2002: Brighter Moves Are Obligated To Report Any Knowledge Or Suspicion Of Money Laundering To The Ncis (National Crime Intelligence Service) And Should Such A Report Prove Necessary Are Precluded From Conducting Any Further Professional Work Without The Consent From The Ncis.