



22 Tathan Crescent, St Athan, CF62 4PE

£290,000



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



VERY GENEROUS GROUND FLOOR SPACE AND THREE FIRST FLOOR BEDROOMS. Located in the popular St Athan village offering flexible living accommodation. The property is briefly comprising; hall, kitchen, lounge, dining room, second reception/bedroom, cloakroom to the ground floor with three bedrooms and a family bathroom to the first floor. Externally the property benefits from a driveway providing OFF ROAD PARKING and fully enclosed mature garden with OPEN VIEWS TO THE REAR.

GROUND FLOOR

Porch

2.7m x 1.1m (8' 10" x 3' 7")

Enter the property via uPVC front door into the porch with uPVC window to the front. Open into hallway.

Hall

2.3m x 2.9m (7' 7" x 9' 6")

Carpeted stairs lead to the first floor level with storage cupboard under. Carpeted flooring, radiator, ceiling light and power. Door into second reception room.

Lounge

6.7m x 3.6m (22' 0" x 11' 10")

uPVC full length window to the front. Feature gas fire with stone surround and hearth. Wooden flooring, radiator, ceiling light and power. Open into dining room.

Dining Room

3.6m x 5.8m (11' 10" x 19' 0")

Two uPVC patio doors leading out to the rear. Space for dining furniture. Wooden flooring, radiator, ceiling light and power. Doorways to kitchen and second reception room.

Kitchen

2.8m x 6m (9' 2" x 19' 8")

Fitted with a range for base and wall units with contrasting work surfaces over and tiled surrounds. Breakfast bar. Stainless steel sink and drainer with mixer tap over. Built-in AEG oven, electric hob with extractor hood over. Space and plumbing for washing machine, space for white goods. uPVC windows to the rear and side, door leading into the garden. Radiator, tiled flooring, ceiling light and power.

Bedroom/Office

4.5m x 2.9m (14' 9" x 9' 6")

uPVC window to the side. Carpeted flooring, radiator, ceiling light and power. Location of cloakroom.

Cloakroom

Fitted with a low level WC and pedestal wash hand basin.

FIRST FLOOR

Landing

3.8m x 1.06m (12' 6" x 3' 6")

Doors leading to all bedrooms and family bathroom.

Bedroom One

3.2m x 2.8m (10' 6" x 9' 2")

uPVC window to the front. Built-in wardrobes. Radiator, carpeted flooring, ceiling light and power.

Bedroom Two

2.8m x 3.5m (9' 2" x 11' 6")

uPVC window to the rear. Built-in wardrobes. Location of boiler in cupboard. Radiator, carpeted flooring, ceiling light and power.

Bedroom Three

2.8m x 1.9m (9' 2" x 6' 3")

uPVC window to the front. Radiator, carpeted flooring, ceiling light and power.

Bathroom

1.65m x 2.0m (5' 5" x 6' 7")

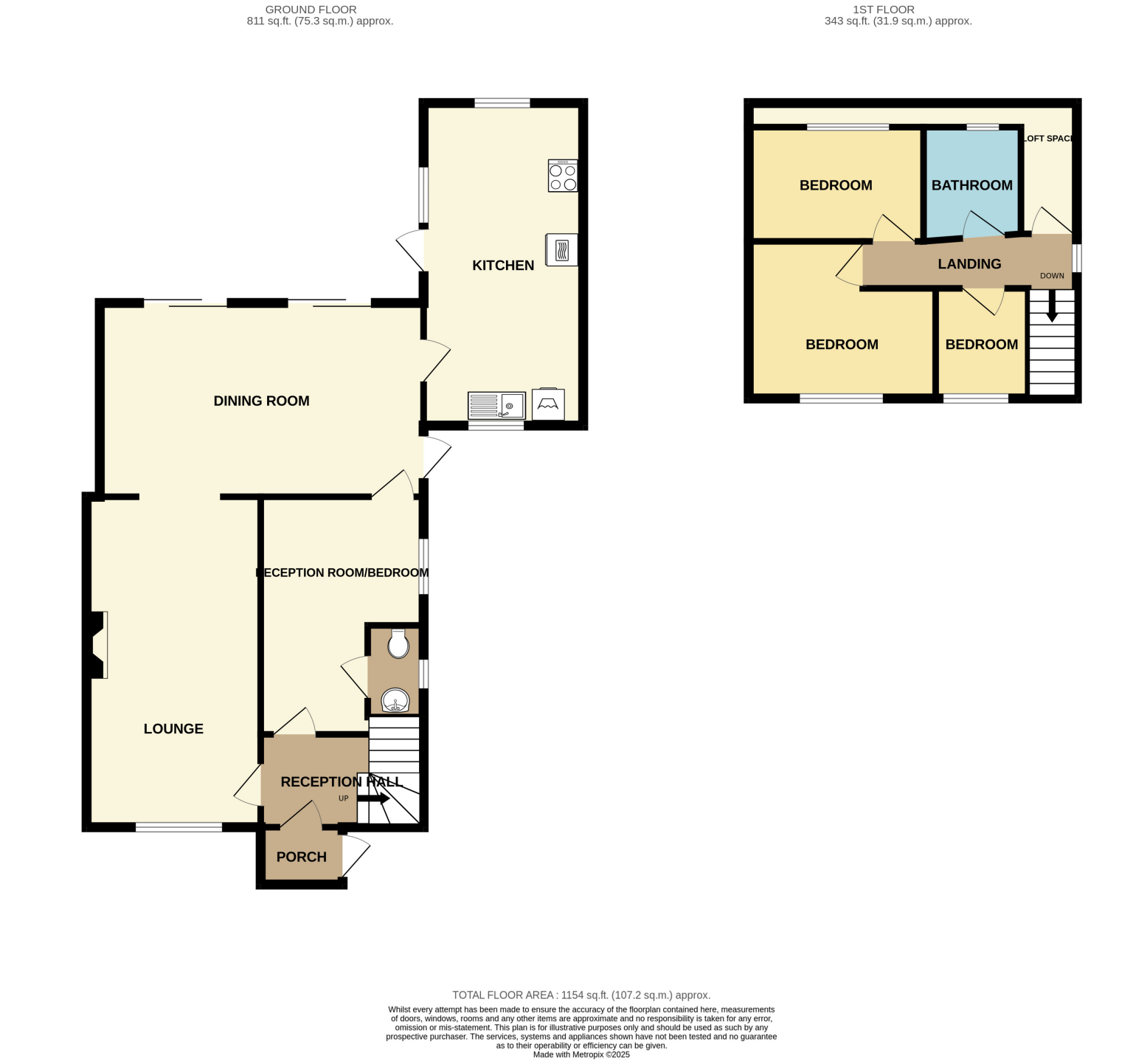
Fitted with a three piece suite comprising; low level WC and wash hand basin set into vanity unit. Panelled p-shaped bath with screen and shower over. uPVC opaque window to the rear. Fully tiled, radiator, ceiling light.

EXTERNAL

Garden

The property is approached via driveway providing off road parking for at least two vehicles with a garden area to the side with mature shrubs and planting.

To the rear is a fully enlosed garden full of mature planting of trees and shrubs with a pond attracting an abundance of wildlife. A raised decking area making the most of the open views beyond.



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.