



5 Picketston Close, St Athan, Vale of Glamorgan, CF62 4DN

£210,000



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THREE BEDROOM SEMI DETACHED PROPERTY WITH REAR EXTENTION. Situated on a quiet cul-de-sac located between Llantwit Major and St Athan village with all local amenites. The school bus picks up close to this location. The property is briefly comprising; entrance hall, lounge, dining room, kitchen and conservatory to the ground floor with three bedrooms and a family bathroom to the first floor. The property additionally benefits from a fully enclosed rear garden, garage and off road parking for multiple vehicles. Council Tax Band C. NO CHAIN.

## GROUND FLOOR

### Hallway

Enter the property via uPVC door into entrance hallway. Carpeted stairs lead to the first floor level.

Door leading into lounge. Radiator and ceiling light.

### Lounge

3.43m x 7.42m (11' 3" x 24' 4")

uPVC bay window to the front. Feature fire with surround and hearth. Open plan into dining room.

uPVC sliding patio doors leading into conservatory.

Radiator, ceiling light and power.

### Dining Room

2.03m x 2.77m (6' 8" x 9' 1")

uPVC window to the side. Understair storage cupboard. Cupboard housing wall mounted boiler.

Space for dining furniture. Archway leading into kitchen. Radiator, ceiling light and power.

### Kitchen

1.88m x 2.92m (6' 2" x 9' 7")

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.

Built in oven and gas hob with extractor fan over.

Space and plumbing for white goods. uPVC window to the rear. Ceiling light and power.

### Conservatory

1.73m x 2.26m (5' 8" x 7' 5")

uPVC construction with uPVC French doors leading out to the rear. Ceiling light.

## FIRST FLOOR

### Landing

Doors leading into all bedrooms and family bathroom. Location of loft access. uPVC window to the side.

### Bedroom One

2.64m x 4.09m (8' 8" x 13' 5")

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

### Bedroom Two

2.64m x 3.25m (8' 8" x 10' 8")

uPVC window to the rear. Location of airing cupboard. Radiator, ceiling light and power.

### Bedroom Three

2.90m x 1.88m (9' 6" x 6' 2")

uPVC window to the front. Built in storage cupboard. Radiator, ceiling light and power.

### Bathroom

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

## EXTERNAL

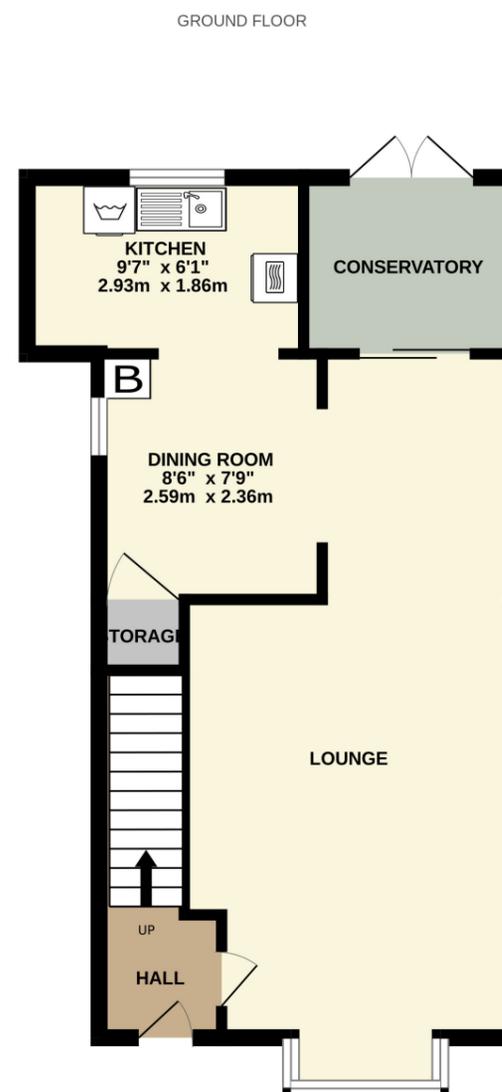
### Garden

To the front is a garden mainly laid to lawn with a driveway leading to the garage, providing off road parking for multiple vehicles.

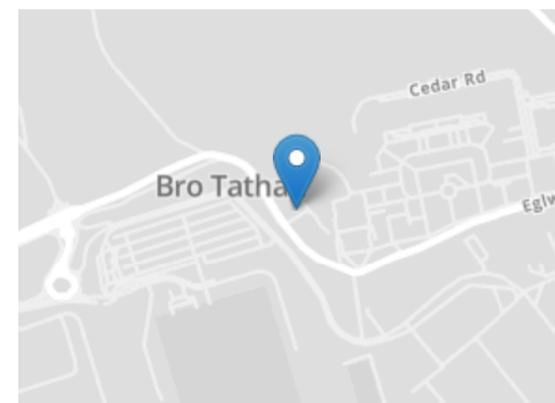
To the rear is a fully enclosed garden.

### Garage

Fitted with an up and over door.



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>89</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>66</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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