



35 Partridge Road, St Athan, Vale of Glamorgan, CF62 4NF

£180,000



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IMMACULATE TWO BEDROOM, END TERRACE PROPERTY. Located on the West Camp side of St Athan, with open views to the front of the property. The property is briefly comprising; Entrance Hallway, Lounge, Kitchen/Diner to the ground floor with two bedrooms, family bathroom to the first floor. The main bedroom gives access to a fixed staircase and use of the loft area. . uPVC double glazing, gas central heating and externally the property benefits from a fully enclosed rear garden. Council Tax Band C. West camp properties are subject to maintenance charges, this charge is approximately £23.00 per month for upkeep, maintenance and grass cutting for the estate.

GROUND FLOOR

HALLWAY

Enter the property via uPVC front door into the hallway with carpeted stairs to the first floor level. Door leading into Lounge.

Ceiling light.

LOUNGE

4.01m x 3.46m (13' 2" x 11' 4")

Large uPVC window overlooming the front of the property. Laminate flooring, radiator, ceiling light and power. Door leading into kitchen/diner.

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 unit with mixer tap over. Oven and hob with extractor hood over, microwave included. Washing machine and dishwasher to remain. Integrated fridge freezer, location of boiler. Space for dining furniture. uPVC window and door to the rear of the property. Radiator, ceiling light and power points.

FIRST FLOOR

BEDROOM ONE

4.10m x 3.54m (13' 5" x 11' 7")

uPVC window overlooking the front of the property. Carpeted flooring, radiator, ceiling light and power and fixed staircase leading to the loft area with fitted carpet, velux window, electric radiator power points and ceiling lights.

BEDROOM TWO

2.76m x 2.69m (9' 1" x 8' 10")

uPVC window overlooking the rear of the property. Carpeted flooring, radiator, ceiling light and power.

BATHROOM

1.86m x 1.79m (6' 1" x 5' 10")

Fitted with a three piece suite comprising; low level w.c. Pedestal wash hand basin, panelled bath with shower over. uPVC opaque window to the rear. Radiator, ceiling light and power.

EXTERNAL

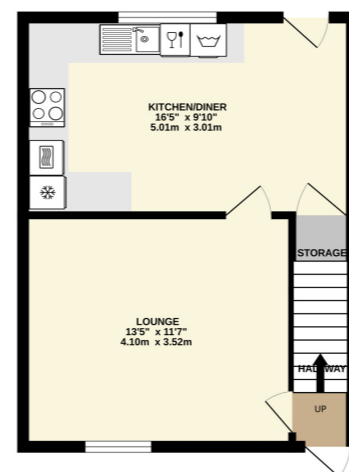
GARDEN

FRONT- The property enjoys open views to the front with a communal play area and children's playground close by. To the side of the property is a walkway to the rear and parking area.

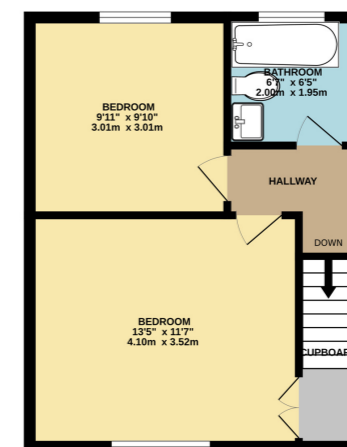
REAR- Enclosed by wood panel fencing with gates at the rear. Mixture of patio, grass and decking areas. Wooden shed with electric supply to remain.

PARKING- Is mainly at the rear of the property but does share a designated spot on Wren Road.

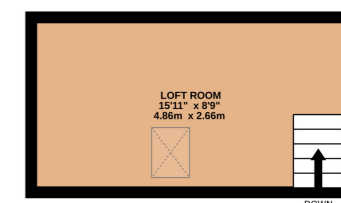
GROUND FLOOR
352 sq.ft. (32.7 sq.m.) approx.



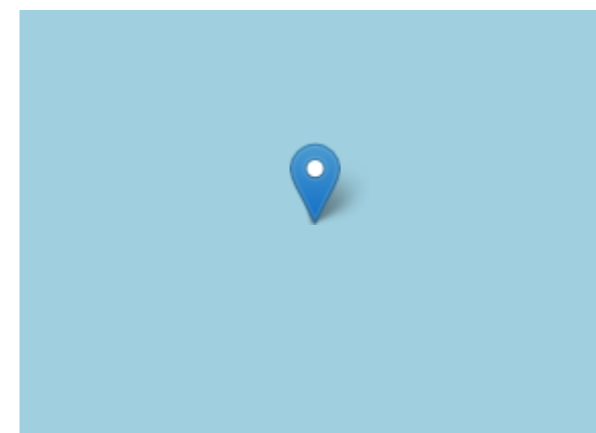
1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



2ND FLOOR
139 sq.ft. (12.9 sq.m.) approx.



TOTAL FLOOR AREA : 843 sq.ft. (78.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.