



2 Orchard Way, St Athan, Gileston, CF62 4HY

£275,000



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



A THREE BEDROOM SEMI DETACHED PROPERTY IN VILLAGE LOCATION. This property offers generous living space and garden size. The ground floor offers two reception rooms, kitchen diner, conservatory and downstairs cloakroom. The first floor is three bedrooms and family bathroom. Externally the property benefits from an enclosed rear garden with countryside views beyond. No on going chain. Council tax D. Separate garage location rented at £1.00 a year!!!

GROUND FLOOR

Hallway
Enter the property via uPVC front door into porch leading into hallway with doors leading into lounge and dining room. Carpeted stairs lead to the first floor level. Carpeted flooring, radiator, ceiling light and power.

Lounge
5.14m x 3.04m (16' 10" x 10' 0")
uPVC window to the front of the property. Marble surround and hearth housing electric fire. Radiator, carpeted flooring, ceiling light and power.

Kitchen
6.38m x 1.72m (20' 11" x 5' 8")
Fitted with a range of base and wall units with contrasting work surfaces over and tiled surrounds. Acrylic sink and drainer with mixer tap over. Space and plumbing for white goods. Space for electric oven and hob with extractor hood over. Under stairs storage cupboard. Radiator, tiled flooring, ceiling light and power. uPVC window to the rear.

Dining Room
3.19m x 3.18m (10' 6" x 10' 5")
uPVC window to the front of the property. Space for dining furniture. Radiator, carpeted flooring, ceiling light and power.

Conservatory
3.26m x 2.88m (10' 8" x 9' 5")
Brick and uPVC construction. uPVC patio door to the rear. Radiator, tiled flooring, ceiling light and power.

Cloakroom
Fitted with a low level WC and pedestal wash hand basin. uPVC opaque window. Tiled, radiator, ceiling light.

FIRST FLOOR

Landing
Doors leading into all bedrooms and family bathroom. Carpeted flooring, ceiling light.

Bathroom
2.8m x 1.6m (9' 2" x 5' 3")
Fitted with a three piece suite comprising; low level WC, wash hand basin set into vanity unit and panelled bath with shower over. uPVC opaque window. Fully tiled, radiator and ceiling light.

Bedroom One
3.12m x 4.1m (10' 3" x 13' 5")
Dual aspect uPVC windows to the front and side. Fitted wardrobes. Radiator, carpeted flooring, ceiling light and power.

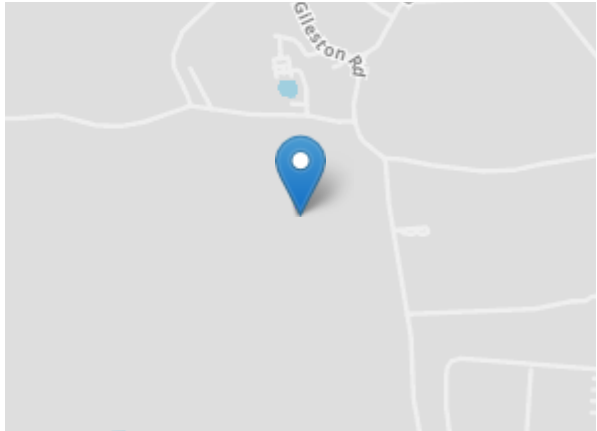
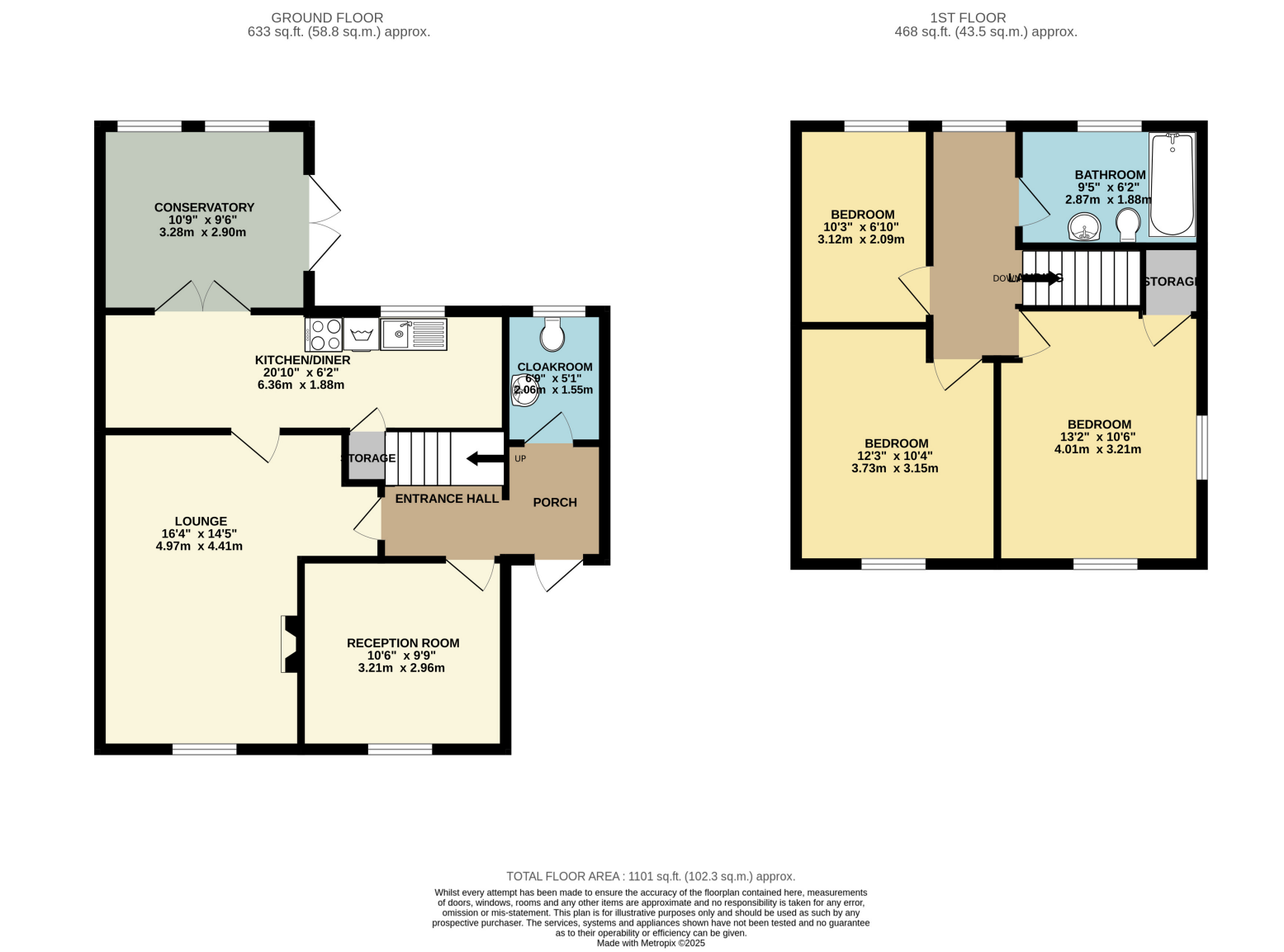
Bedroom Two
3.6m x 3.08m (11' 10" x 10' 1")
uPVC window to the front. Fitted wardrobes. Radiator, carpeted flooring, ceiling light and power.

Bedroom Three
2.1m x 3.1m (6' 11" x 10' 2")
uPVC window to the rear. Radiator, carpeted flooring, ceiling light and power.

EXTERNAL

Garden
The property is bound by stone walling and is approached via gate with pathway leading to the front entrance. The garden is mainly laid to lawn with some mature planting and extends to the side and rear.

To the rear the garden is mainly laid to lawn with a patio area for garden furniture and mature planting. Brick and rendered storage outbuilding. Countryside 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.