



25 Flemingston Road, St Athan, Barry, CF62 4JH

£159,995



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THREE BEDROOM END TERRACE PROPERTY WITH GENEROUS GARDEN ROOM, located at East Vale, St Athan, with all local amenities and bus routes to Llantwit Major, Barry, Bridgend and Cardiff. The property is briefly comprising; entrance hallway, cloakroom, lounge, kitchen/diner to the ground floor with three bedrooms and family bathroom to the first floor. The property additionally benefits from a garage located in a separate block. East Vale properties are subject to a monthly management charge of approximately £20. Council Tax Band C.

## GROUND FLOOR

### Porch

Enter the property via uPVC front door into the porch area. Doorway to main house and wood frame doors to storage and utility room. Location of boiler.

### Hallway

Doors leading into lounge, downstairs cloakroom and kitchen. Carpeted stairs lead to the first floor level.

### Kitchen

2.89m x 2.86m (9' 6" x 9' 5")

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. Space for oven. uPVC window to the front. Radiator, ceiling light and power. Open plan into dining area.

### Diner

2.85m x 2.19m (9' 4" x 7' 2")

uPVC French doors leading out to the rear garden. Space for dining furniture. Radiator, ceiling light and power.

### Lounge

4.64m x 3.40m (15' 3" x 11' 2")

uPVC window to the rear. Laminated flooring, radiator, ceiling light and power.

### Cloakroom

Fitted with a low level WC and pedestal wash hand basin. uPVC opaque window to the front.

## FIRST FLOOR

### Landing

Doors leading to all bedrooms and family bathroom. Storage cupboard and location of loft access.

### Bedroom One

3.55m x 3.40m (11' 8" x 11' 2")

uPVC double glazed window to the rear. Fitted carpet, radiator, ceiling light and power.

### Bedroom Two

3.43m x 2.89m (11' 3" x 9' 6")

uPVC double glazed window to the front. Fitted carpet, radiator, ceiling light and power.

### Bedroom Three

2.49m x 2.32m (8' 2" x 7' 7")

uPVC double glazed window to the front. Fitted carpet, radiator, ceiling light and power.

### Bathroom

2.11m x 1.68m (6' 11" x 5' 6")

Fitted with a three piece suite comprising; low level WC, pedestal wash hand basin and panelled bath with shower over. Radiator, ceiling light. uPVC double glazed opaque window to the rear.

## EXTERNAL

### Garden

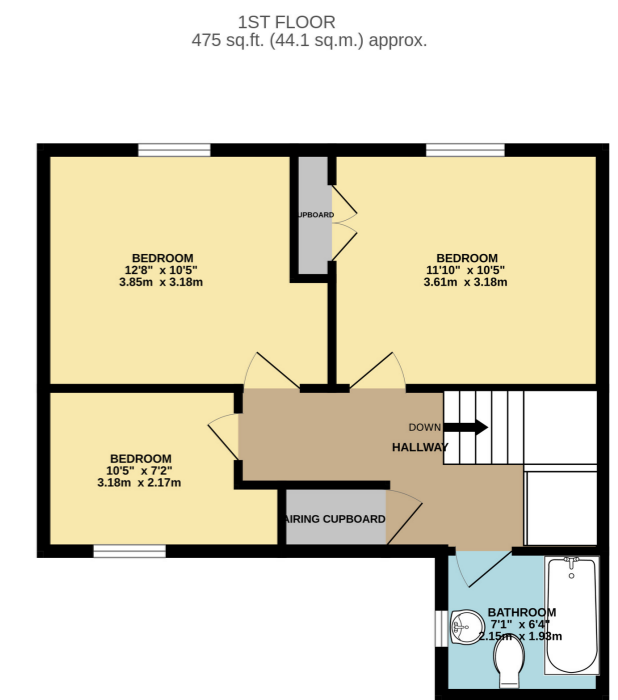
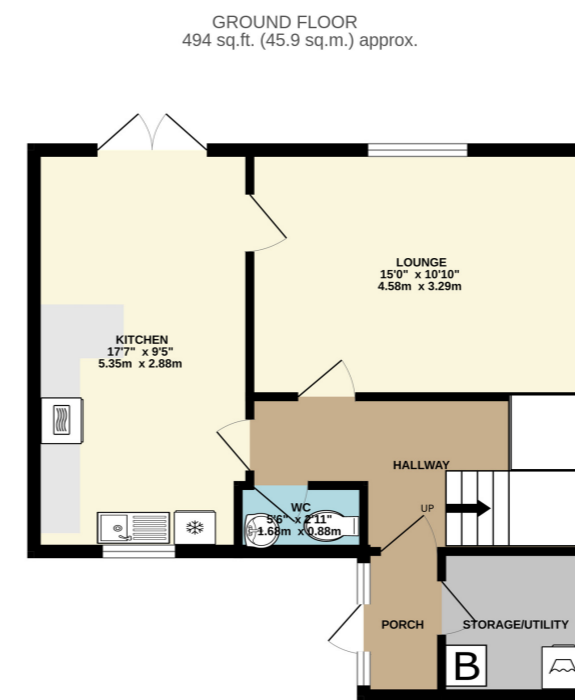
The front is open plan with path leading to the front entrance.

To the rear is a fully enclosed low maintenance garden laid with a mixture of patio and gravel.

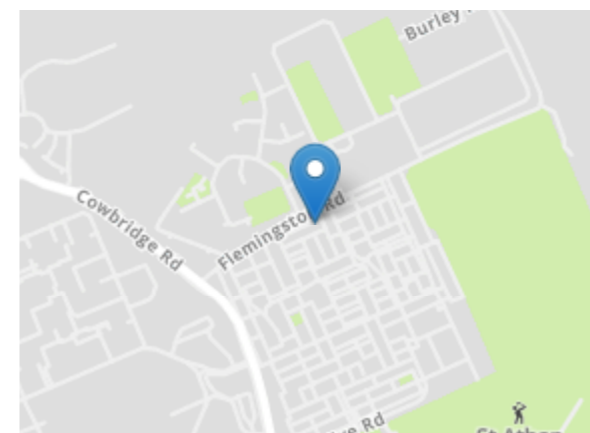
5.5m x 3.5m (18' 1" x 11' 6") Garden room/ shed/ office.etc. Wood frame construction with electric supply.

### Garage

Located in a separate block. Fitted with an up and over door.



TOTAL FLOOR AREA : 968 sq.ft. (89.9 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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