



4 Castleton Park, St Athan, CF62 4LG

£230,000



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



TWO BEDROOM PARK HOME located on Castleton Park Estate, St Athan. The property is briefly comprising; kitchen, utility room, dining room, living room, two bedrooms one with en-suite and main bathroom. Additionally the property benefits from gas central heating, double glazing, newly fitted carpets throughout, parking space for two cars. Site fees are £176.00 a month which includes water and standing electricity charge. Castleton Park is a pet friendly site.

Entrance
Enter the property via uPVC front door into the hallway. Doors leading into the lounge, both bedrooms and bathroom. Radiator, carpeted flooring, ceiling light and power.

Utility room
2.4m x 1.6m (7' 10" x 5' 3")
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. Integrated fridge/freezer and washing machine. Location of boiler. Door leading out to the rear of the property.

Kitchen
2.49m x 2.45m (8' 2" x 8' 0")
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. Integral gas hob with extractor fan over. Integrated electric double oven with grill and tumble dryer. Window to the rear of the property. Lamintate flooring, ceiling light and power. Open plan into dining room.

Dining room
2.75m x 2.46m (9' 0" x 8' 1")
uPVC windows to the front and side. Space for dining furniture. Radiator, carpeted flooring, ceiling light and power.

Lounge
5.87m x 3.37m (19' 3" x 11' 1")
uPVC window to the front and patio doors to the side leading out onto the patio. Feature electric fire and surround. Radiator, carpeted flooring, ceiling light and power.

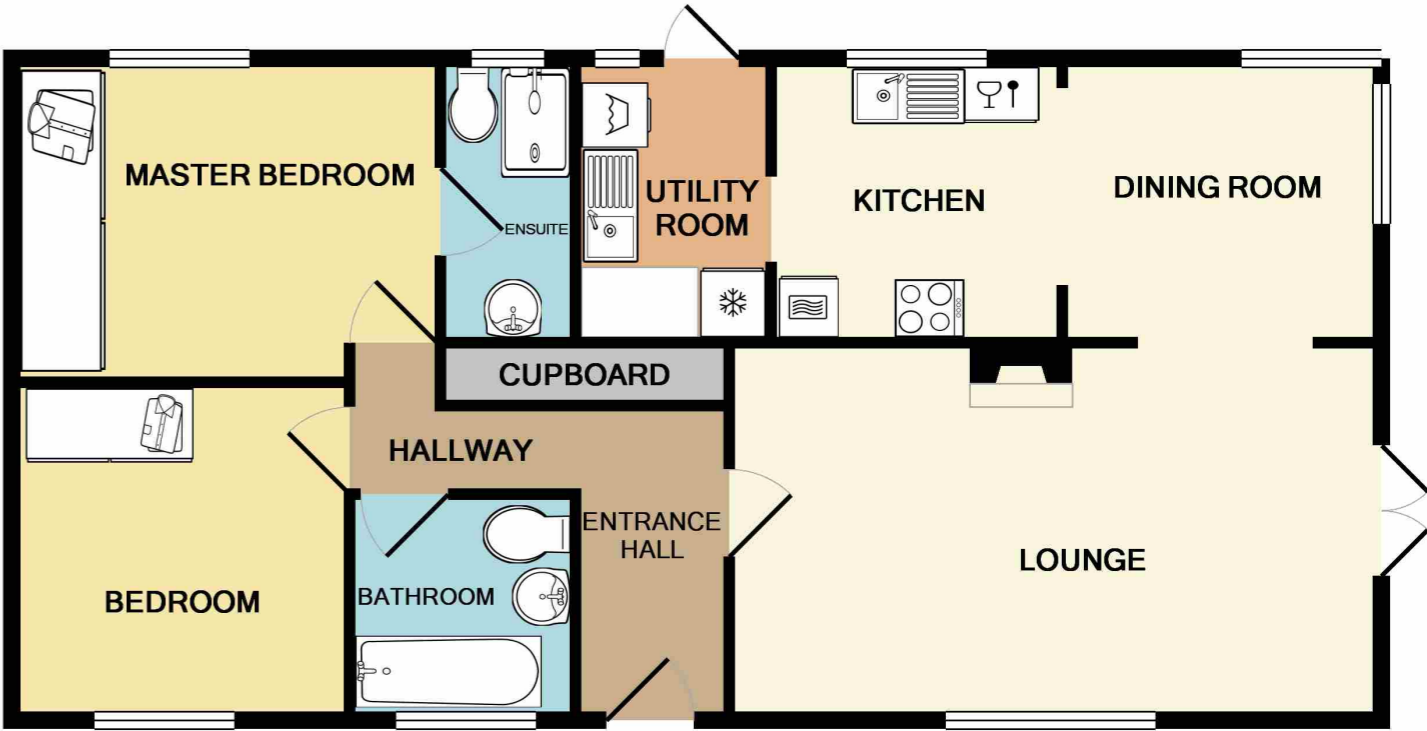
Bedroom One
3.32m x 2.87m (10' 11" x 9' 5")
uPVC window to the rear. Fitted wardrobes, radiator, carpeted flooring, ceiling light and power. Door leading into en-suite.

En suite
2.25m x 1.52m (7' 5" x 5' 0")
Fitted with a walk-in shower cubicle, low level WC and wash hand basin set into modern vanity unit. Fully tiled, radiator, extractor fan, ceiling light.

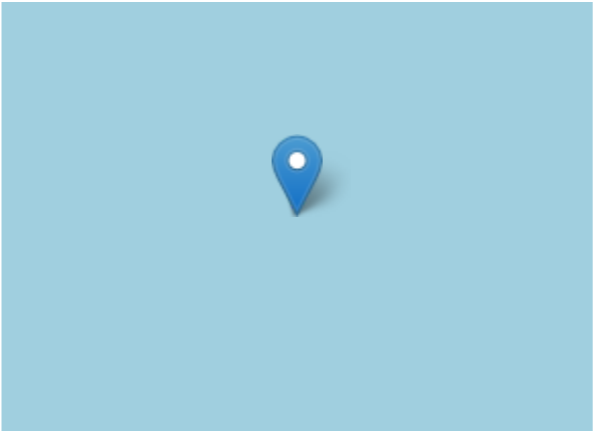
Bedroom Two
2.88m x 2.84m (9' 5" x 9' 4")
uPVC window to the front. Fitted wardrobes, radiator, carpeted flooring, ceiling light and power.

Bathroom
1.95m x 1.95m (6' 5" x 6' 5")
Fitted with a three piece suite comprising; low level WC, wash hand basin set into modern vanity style unit, and panelled bath. Fully tiled, radiator and ceiling light. Opaque window to the side.

Gardens
The property is fully enclosed with a picket style fencing and is surrounded by a mixture of path and gravelled areas providing plenty of choice for seating areas. Metal shed to remain. The property additionally benefits from a parking bay for two vehicles.



TOTAL APPROX. FLOOR AREA 719 SQ.FT. (66.8 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2019



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.