



46 Partridge Road, St Athan, St Athan, CF62 4NE

£155,000



1 Pound Field, Llantwit Major, Vale Of Glamorgan, CF61 1DL

Tel No 01446 794433. E-Mail [info@brightermoves.co.uk](mailto:info@brightermoves.co.uk)

Web [www.brightermoves.co.uk](http://www.brightermoves.co.uk)





TWO BEDROOM MID TERRACE PROPERTY located on the popular West Camp side of St Athan. The property is briefly comprising; hallway, lounge and kitchen to the ground floor and two bedrooms and a family bathroom on the first floor. Externally the property benefits from a fully enclosed rear garden. A charge of approximately £60 per month covers water and ground works to the estate. 2023 Combination boiler installed.

### Hallway

Enter the property via uPVC front door into the hallway with carpeted stairs leading to the first floor level. Door leading into lounge. Radiator and ceiling light.

### Lounge

4.01m x 3.46m (13' 2" x 11' 4")  
Large uPVC double glazed window overlooking the front of the property. Door leading into kitchen/diner. Radiator, ceiling light and power.

### 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. Space for oven and hob. Space and plumbing for white goods. uPVC window and door leading out to the rear. Radiator, ceiling light and power.

### Landing

Carpeted stairs and landing with doors leading into both bedrooms and family bathroom. Location of loft access.

### Bedroom One

4.10m x 3.54m (13' 5" x 11' 7")  
uPVC double glazed window to the front of the property. Carpeted flooring, ceiling light and power.

### Bedroom Two

2.76m x 2.69m (9' 1" x 8' 10")  
uPVC double glazed window to the rear of the property. Carpeted flooring, ceiling light and power.

### Bathroom

1.82m x 1.79m (6' 0" x 5' 10")  
Fitted with a three piece suite comprising; low level W.C., pedestal wash and basin and panelled bath with shower over. Opaque window to the rear.

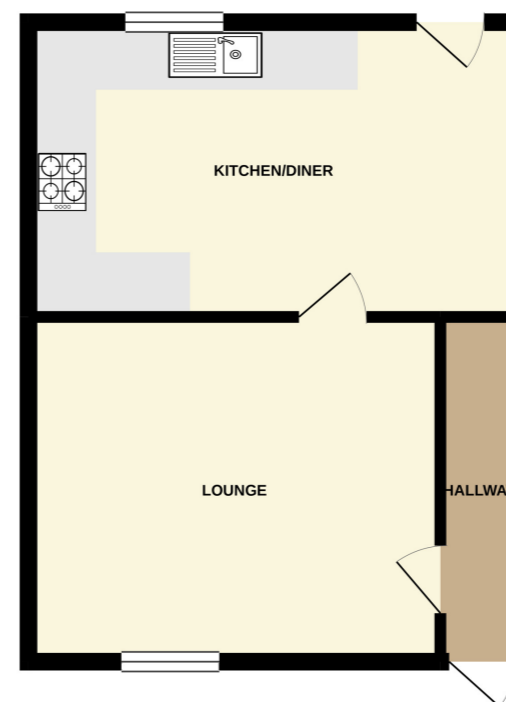
### EXTERNAL

#### Garden

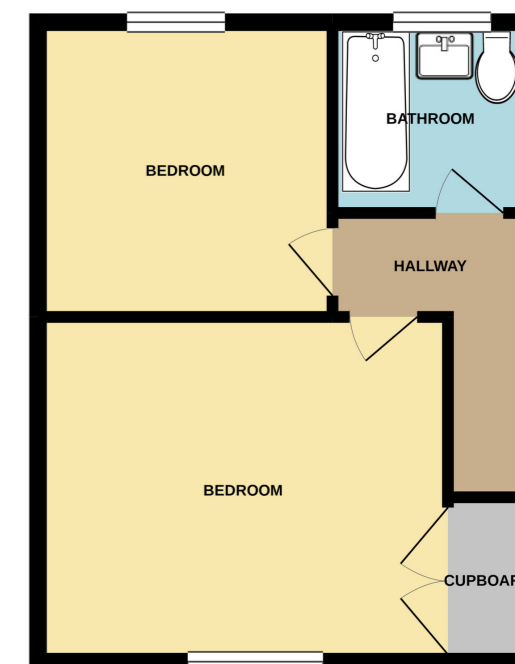
To the front of the property is a low maintenance garden with a pathway leading to the front door.

To the rear is a fully enclosed garden. with a mixture of grass and patio. Gated rear access and a block built shed.

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

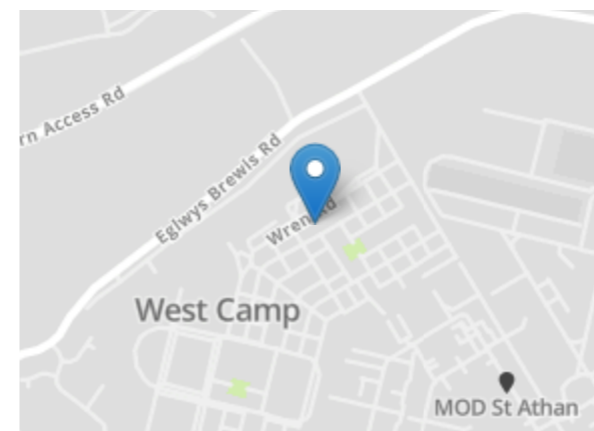


1ST FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 704 sq.ft. (65.4 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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