



**47 Pinewood Square, St Athan, Barry, Vale of Glamorgan, CF62 4JR**

**£170,000**



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

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TWO BEDROOM END TERRACE PROPERTY WITH POTENTIAL TO EXTEND located on the popular Eglwys Brewis estate in St Athan, within close proximity to Llantwit Major with rail links, schools and all local amenities. 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. OFF ROAD PARKING FOR MULTIPLE VEHICLES. NO ONWARD CHAIN.

GROUND FLOOR

Hallway

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

Lounge

4.05m x 3.54m (13' 3" x 11' 7")  
uPVC window to the front. Electric fire with wooden surround and hearth to the main wall. Radiator, ceiling light and power. Door into kitchen.

Kitchen

4.99m x 2.74m (16' 4" x 9' 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. Range style gas oven and hob with stainless steel extractor hood over. Washing machine. integrated fridge freezer. uPVC window to the rear and door to the side. Radiator, ceiling light and power.

FIRST FLOOR

Landing

Doors leading to all bedrooms and family bathroom. Location of loft access.

Bathroom

1.84m x 1.75m (6' 0" x 5' 9")  
Fitted with a three piece suite comprising; low level WC, pedestal wash hand basin, panelled corner bath. Fully tiled. Radiator, ceiling light. uPVC opaque window to the rear.

Bedroom One

3.58m x 3.20m (11' 9" x 10' 6")  
uPVC window to the front. Radiator, ceiling light and power.

Hallway

Hallway in place ready for new vendors to convert loft into third bedroom.

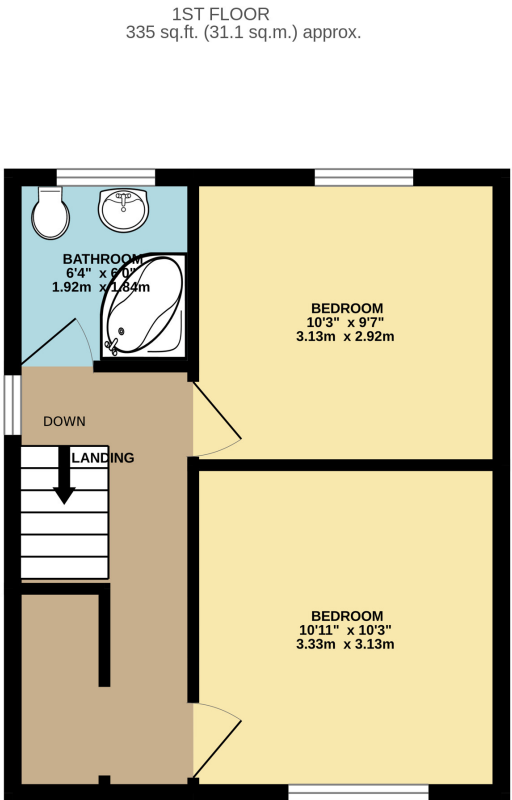
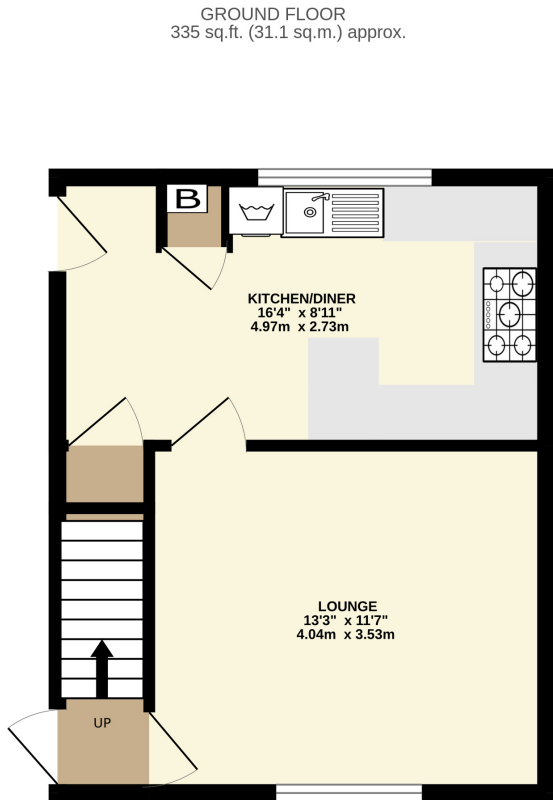
Bedroom Two

2.76m x 2.69m (9' 1" x 8' 10")  
uPVC window to the rear. Radiator, ceiling light and power.

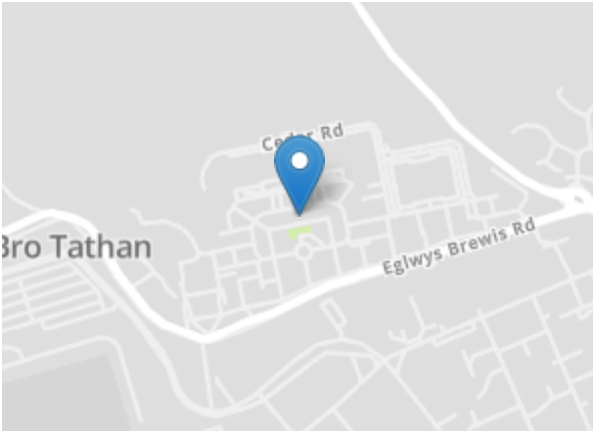
EXTERNAL

Gardens

On three sides, Driveway offering spaces for multiple vehicles, Mixture of grass and planting areas with access to the open play field.



TOTAL FLOOR AREA : 670 sq.ft. (62.2 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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