



3 Eagle Terrace, St Athan, Llantwit Major, CF62 4AB

£249,995



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)





MODERN, WELL PRESENTED MID TERRACED PROPERTY located on Eagle Terrace, St Athan. A short distance from Llantwit Major town with all local amenities, schools, train station and within easy reach of Llantwit Major beach and the Vale Heritage Coastline. The property is briefly comprising entrance porch, hallway, utility/cloakroom, lounge, kitchen/diner to the ground floor with, three bedrooms and a family bathroom to the first floor. Externally the property benefits from a fully enclosed well presented southerly garden to the rear with a block paviour driveway providing off road parking to the front. The property attracts an annual/monthly service charge of £230pa. This charge is used for the upkeep, maintenance and management of the estate. Built in 2008. EPC-C Approx. 79 SQM or 850 SQF. Council Tax C.

## GROUND FLOOR

### Entrance Porch

Enter the property via uPVC front door with glazed side panel into the porch with door leading into hallway.

### Hallway

Carpeted stairs lead to the first floor level. Doors leading into lounge and utility/cloakroom. Radiator, laminate flooring, ceiling light and power.

### Lounge

4.29m x 3.53m (14' 1" x 11' 7")  
uPVC window to the front of the property. Feature gas fire set into purpose built console unit. Laminate flooring, radiator, ceiling light and power. Open into kitchen/diner.

### Kitchen/Diner

5.46m x 2.56m (17' 11" x 8' 5")  
Fitted with a range of base and wall units with contrasting work surfaces over and tiled surrounds. Built in electric oven with gas hob and stainless steel extractor hood over. Integrated wine cooler, dishwasher and fridge/freezer. Stainless steel sink and drainer with mixer tap over. uPVC patio doors and window leading into rear garden. Laminate flooring, radiator, ceiling light and power.

### Utility/Cloakroom

Fitted with low level unit with work surface over with inset stainless steel sink with mixer tap over. Space and plumbing for washing machine and tumble dryer. Low level WC. Location of combi boiler. Radiator, tiled flooring, ceiling light.

## FIRST FLOOR

### Landing

Doors leading into all bedrooms and family bathroom. Ceiling light.

### Bedroom One

3.58m x 3.55m (11' 9" x 11' 8")  
uPVC window to the rear of the property. Radiator, carpeted flooring, ceiling light and power.

### Bedroom Two

3.53m x 3.30m (11' 7" x 10' 10")  
uPVC window to the front of the property. Radiator, carpeted flooring, ceiling light and power.

### Bedroom Three

2.08m x 1.98m (6' 10" x 6' 6")  
uPVC window to the front of the property. Radiator, carpeted flooring, ceiling light and power.

### Bathroom

2.54m x 1.83m (8' 4" x 6' 0")  
Fitted with a three piece suite comprising; p-shaped bath with glass screen and shower over. WC and wash bowl with tap over set into vanity style unit. Fully tiled with opaque window to the rear. Ceiling light and towel radiator.

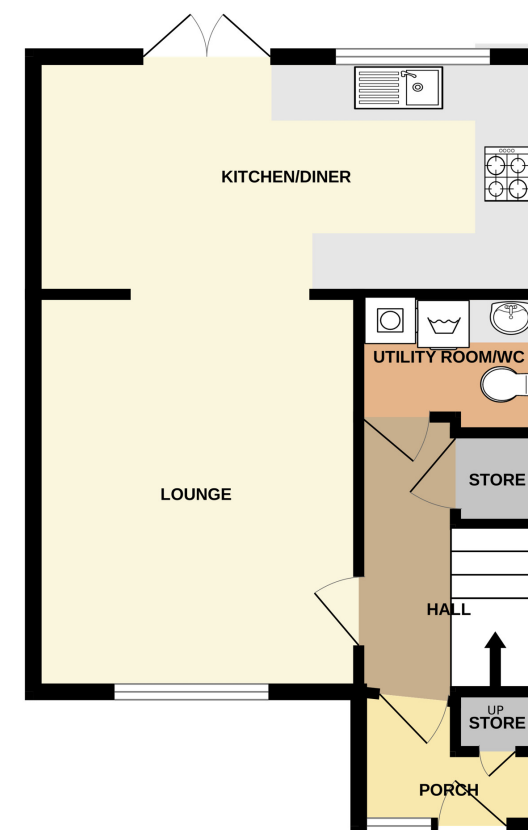
## EXTERNAL

### Garden

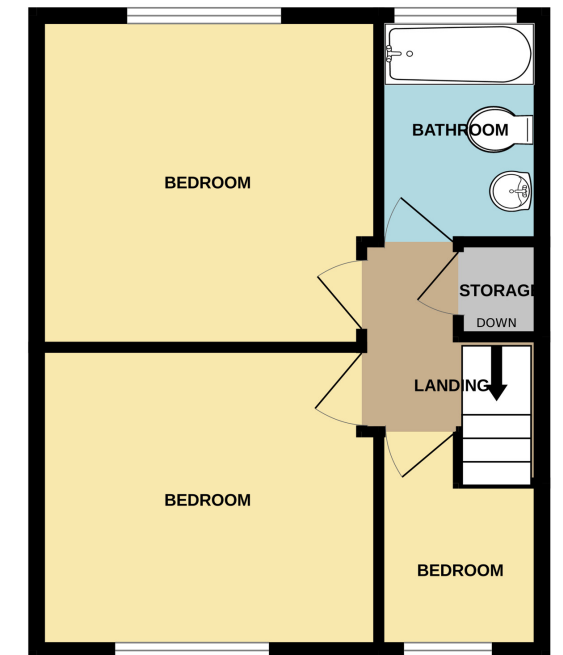
The property is approached via a block paviour driveway leading to the front door with a lawned area to the side.

To the rear is a fully enclosed southerly facing garden with a patio area for garden furniture stepping up onto a lawned area with raised borders and mature planting of trees and shrubs. Shed to remain.

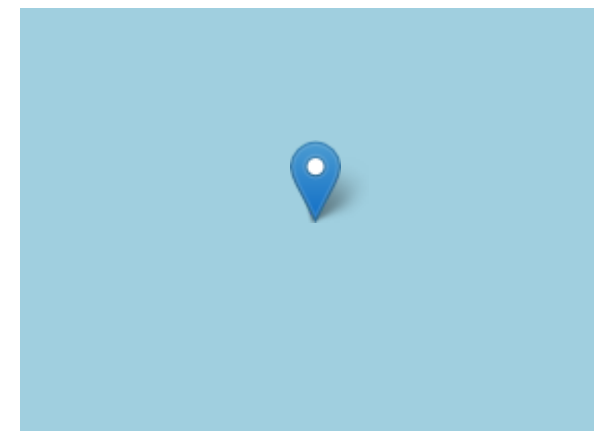
GROUND FLOOR



1ST FLOOR



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.  
Made with Metropix ©2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		93
(81-91) <b>B</b>	80	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

**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.