



2 Eagle Terrace, St Athan, St Athan, CF62 4AB

Offers in the region of £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



A three bedroom mid terrace property built in 2010. The property has been kept in excellent order and can be sold with no on going chain. The property offers a generous lounge and kitchen area with additional WC and utility room to the ground floor level. The first floor is three bedroom and a family bathroom. There is well kept garden to the rear and private parking space to the front. Approximately 78 Sqm. EPC rating B

GROUND FLOOR

Entrance

uPVC front door to inner porch. Tiled flooring, doorway to main hallway. Laminated flooring, doorway to lounge, doorway to downstairs WC and utility room, carpeted stairs to the first floor level.

Lounge

4.29m x 3.53m (14' 1" x 11' 7")
uPVC double glazed window to the front aspect. Fitted carpet, radiator, power points and ceiling light. Open plan design to the kitchen.

Kitchen

5.46m x 2.56m (17' 11" x 8' 5")
uPVC double glazed window and French doors to the rear. Range of base and wall units with fixed worktop over. Electric cooker with gas hob and extractor fan over. Stainless steel bowl and drainer, integrated fridge and freezer. Tiled floor, open plan space for table and chairs, mixture of spotlights and ceiling light.

Utility and WC

Low level WC. Space and plumbing for washing machine and tumble dryer. fitted worktop and ground units. Stainless steel bowl, wall mounted combination boiler. Tiled flooring and radiator.

FIRST FLOOR

Landing

Carpeted landing area. Doorways to three bedrooms, family bathroom, airing cupboard and loft access.

Bedroom one

3.58m x 3.53m (11' 9" x 11' 7")
uPVC double glazed window to the rear. Fitted carpet, radiator, power points and ceiling light.

Bedroom two

3.5m x 3.3m (11' 6" x 10' 10")
uPVC double glazed window to the front. Fitted carpet, radiator, power points and ceiling light.

Bedroom three

2.08m x 1.98m (6' 10" x 6' 6")
uPVC double glazed window to the front. Fitted carpet, radiator, power points and ceiling light.

Bathroom

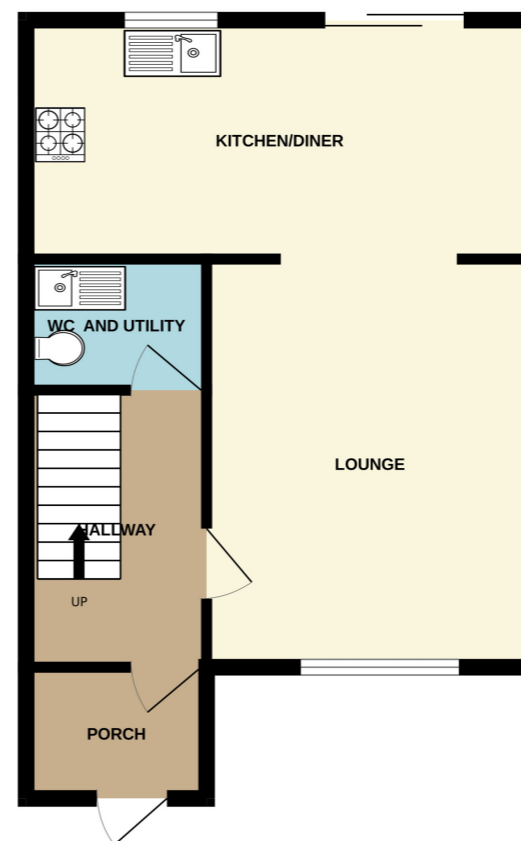
2.54m x 1.83m (8' 4" x 6' 0")
Panel enclosed bath with shower fitting over. Low level WC. Was hand basin and pedestal. Towel rail radiator, laminated flooring and tiling to splash back areas.

EXTERNAL

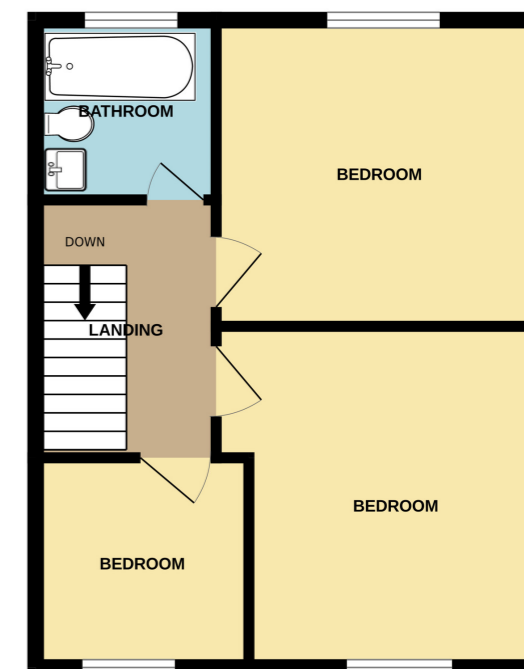
Gardens

FRONT- Private brick paved parking area and garden.
REAR - Southerly rear garden. Mixture of patio and grass areas. Enclosed by wood panel fencing.

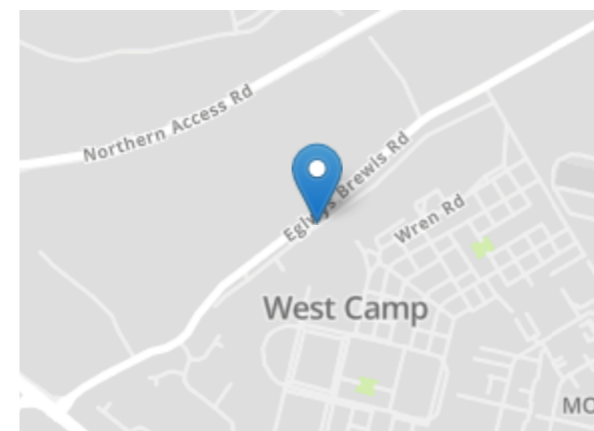
GROUND FLOOR
445 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 860 sq.ft. (79.9 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.
Made with Metropix ©2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	81	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		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.