



47 Partridge Road, St Athan, Vale of Glamorgan, CF62 4NE

£155,000



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TWO BEDROOM MID LINK PROPERTY located on the popular, West Camp side of St Athan. The property is briefly comprising; entrance hall, lounge, kitchen/diner to the ground floor, with two bedrooms and a family bathroom to the first floor. Externally the property has a dedicated parking place and fully enclosed rear garden. A charge of approximately £60 per month covers water and ground works to the estate. NO ONWARD CHAIN. Council Tax Band C.

GROUND FLOOR

Hallway

Enter the property via front door into entrance hallway. Stairs leading to the first floor, radiator. Door into lounge.

Lounge

4.01m x 3.46m (13' 2" x 11' 4")

A large uPVC double glazed window overlooking the front of the property. Feature alcove. Laminate flooring, radiator, power points. Door into kitchen/diner.

Kitchen/Diner

04.99m x 02.76m (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 cooker and hob. Space and plumbing for white goods. Space for dining furniture. Understairs storage cupboard. uPVC window and door to the rear of the property. Radiator and power points.

FIRST FLOOR

Landing

Doors leading to both bedrooms and family bathroom. Location of loft access. Ceiling light.

Bedroom One

04.10m x 03.54m (13' 5" x 11' 7")

uPVC double glazed window overlooking the front of the property. Radiator, carpeted flooring, ceiling light and power.

Bedroom Two

02.76m x 02.69m (9' 1" x 8' 10")

uPVC double glazed window overlooking the rear of the property. Radiator, carpeted flooring, ceiling light and power.

Bathroom

01.82m x 01.79m (6' 0" x 5' 10")

Fitted with a three piece suit comprising; low level WC, pedestal wash hand basin, panelled bath with electric shower over. Radiator, ceiling light. Opaque window to the rear of the property.

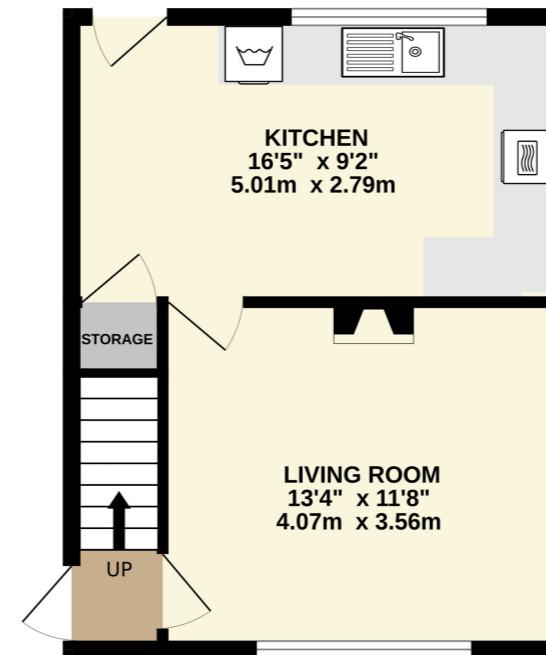
EXTERNAL

Garden

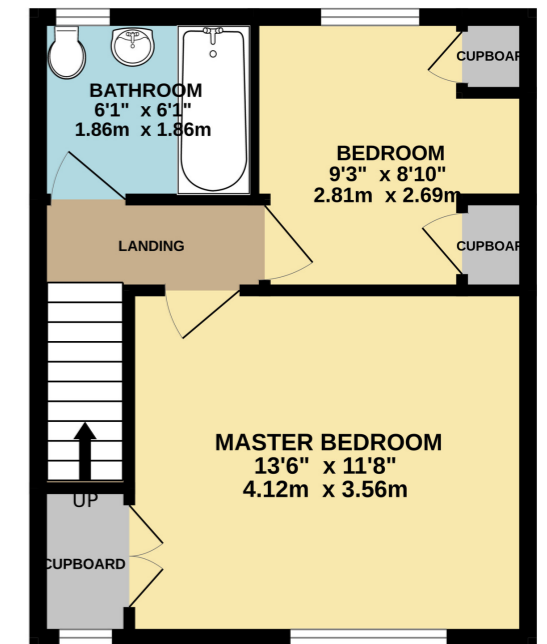
To the front of the property is a low maintenance garden with a pathway leading to the front door.

To the rear of the property is an enclosed garden. Laid to lawn with a patio area. Gated rear access.

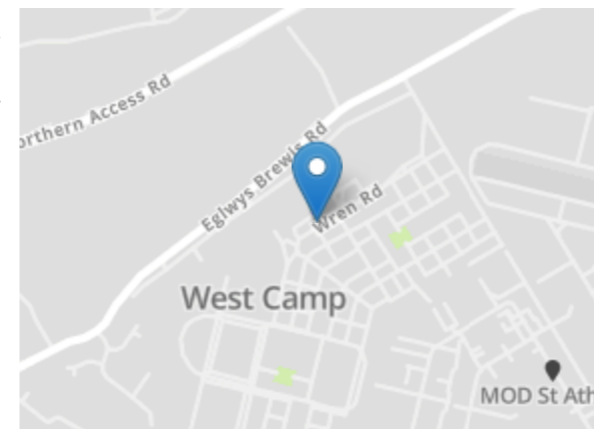
GROUND FLOOR
344 sq.ft. (31.9 sq.m.) approx.



1ST FLOOR
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 684 sq.ft. (63.6 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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