



10 Shackleton Close, St Athan, CF62 4JE

£155,000



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



THREE BEDROOM END LINK PROPERTY located at East Vale in St Athan. The property is briefly comprising; entrance hallway, cloakroom, lounge, fitted kitchen/diner, three bedrooms and a family bathroom. The property also has uPVC double glazed windows and gas central heating throughout. A West facing rear garden and a separate garage is situated in a block. NO ONWARD CHAIN. Council Tax -C. Approximately 80- SQM or 811. SQFT. of living space.

GROUND FLOOR

Entrance

Enter the property via a uPVC front door, stairs lead to first floor, doors to the lounge, cloakroom and kitchen. Radiator, wired for ceiling light and power.

Lounge

4.61m x 3.34m (15' 1" x 10' 11")

Large uPVC window overlooking the rear of the property. Radiator, laminate flooring, ceiling light and power.

Cloakroom

Fitted with a low level w/c and wash hand basin. uPVC opaque window to the front of the property.

Kitchen/Diner

5.04m x 2.91m (16' 6" x 9' 7")

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. Built in electric oven and hob with extractor fan over. Integrated dishwasher and fridge/freezer. uPVC window overlooking the front of the property. Dining area with space for table and chairs with uPVC patio doors to the rear of the property, radiator, laminate flooring, ceiling light and power.

FIRST FLOOR

Landing

Doors leading into all bedrooms and family bathroom. Location of airing cupboard and loft access.

Bathroom

2.06m x 1.69m (6' 9" x 5' 7")

Fitted with three piece suite comprising; low level w/c, wash hand basin set into vanity unit and panelled bath, with shower over. uPVC opaque window to the front. Radiator and ceiling light.

Bedroom One

3.53m x 3.44m (11' 7" x 11' 3")

uPVC window overlooking the rear of the property. Built-in wardrobe, radiator, carpeted flooring, ceiling light and power.

Bedroom Two

3.43m x 2.95m (11' 3" x 9' 8")

uPVC window overlooking the rear of the property. Build-in wardrobe, radiator, carpeted flooring, ceiling light and power.

Bedroom Three

2.48m x 2.20m (8' 2" x 7' 3")

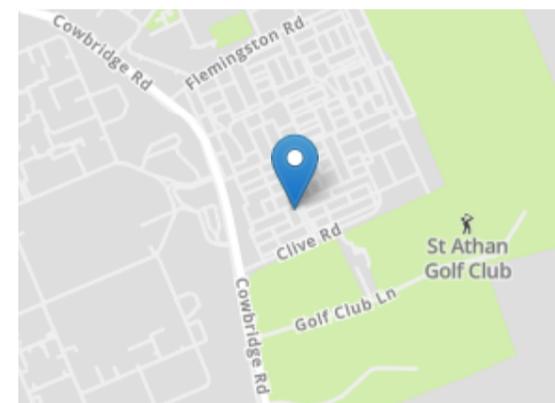
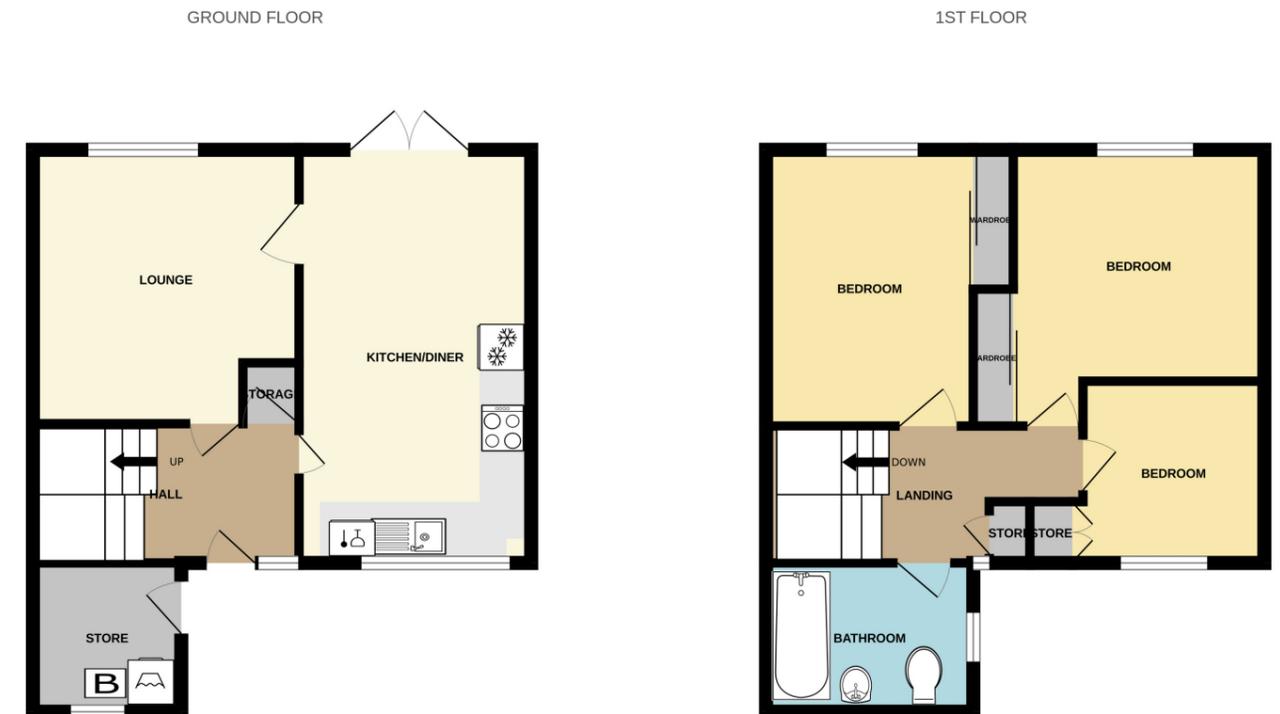
uPVC window overlooking the front of the property. Radiator, carpeted flooring, ceiling light and power.

EXTERNAL

Garden

The property is approached by a low maintenance paved area leading to the front door, with a storage area housing boiler and plumbing for washing machine with vent for tumble dryer.

To the rear of the property is a fully enclosed garden is mainly laid to lawn. Brick built shed.



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.