



13 Eagle Road, St Athan, CF62 4NR

£240,000



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WELL PRESENTED, SPACIOUS THREE BEDROOM MID LINK PROPERTY in a sought after location of Eglwys Brewys within a short distance from Llantwit Major Town with all local amenities, schools and train station. The property is briefly comprising; entrance hallway, lounge/diner and kitchen to the ground floor with three bedrooms and family bathroom to first floor. Externally the property benefits from off road parking to the front with a good size fully enclosed garden to the rear. Please note there is a service charge of approximately £23 per month.

GROUND FLOOR

Entrance Hallway

Enter the property via uPVC front door with an obscure glazed panel to the side. Stairs lead to the first floor. Door leading into the Lounge. Laminate flooring, ceiling light and power.

Lounge

17' 6" x 13' 4" (5.33m x 4.07m)
uPVC French doors leading out to the rear. Feature multi fuel burning stove with wooden surround and stone hearth. Under stairs storage cupboard. Space for dining furniture. Door leading into kitchen. Laminate flooring, radiator, ceiling light and power.

Kitchen

17' 3" x 7' 3" (5.25m x 2.22m)
Fitted with a range of base and wall units with contrasting work surfaces over and tiled surrounds. Sink and drainer with mixer tap over. Freestanding 5 ring burner gas cooker available by separate negotiation, extractor hood over. Integrated dish washer. Space and plumbing for white goods, available by separate negotiation. Laminate flooring, ceiling light, radiator and power. uPVC windows to the front and rear with uPVC glazed stable door to the rear.

FIRST FLOOR

Landing

Doors leading to all bedrooms and family bathroom. Location of insulated and partially boarded loft with light and airing cupboard housing vaillant combi boiler. Ceiling light.

Bedroom One

12' 7" x 8' 11" (3.83m x 2.72m)
uPVC window overlooking the rear. Built-in wardrobes. Radiator, ceiling light and power.

Bedroom Two

12' 6" x 8' 11" (3.80m x 2.72m)
uPVC window overlooking the front. Built-in wardrobe. Radiator, ceiling light and power.

Bedroom Three

8' 11" x 7' 6" (2.72m x 2.28m)
uPVC window overlooking the rear. Built-in wardrobe. Radiator, ceiling light and power.

Bathroom

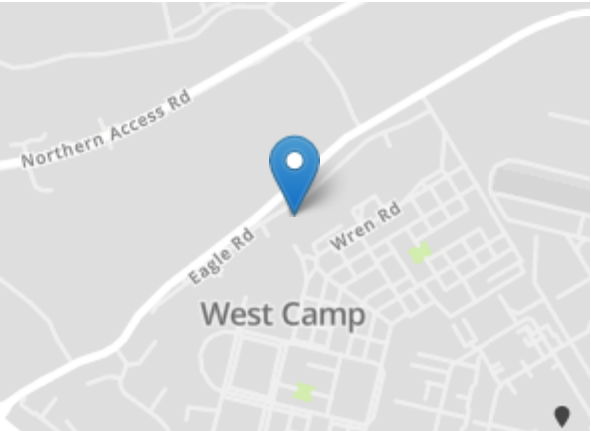
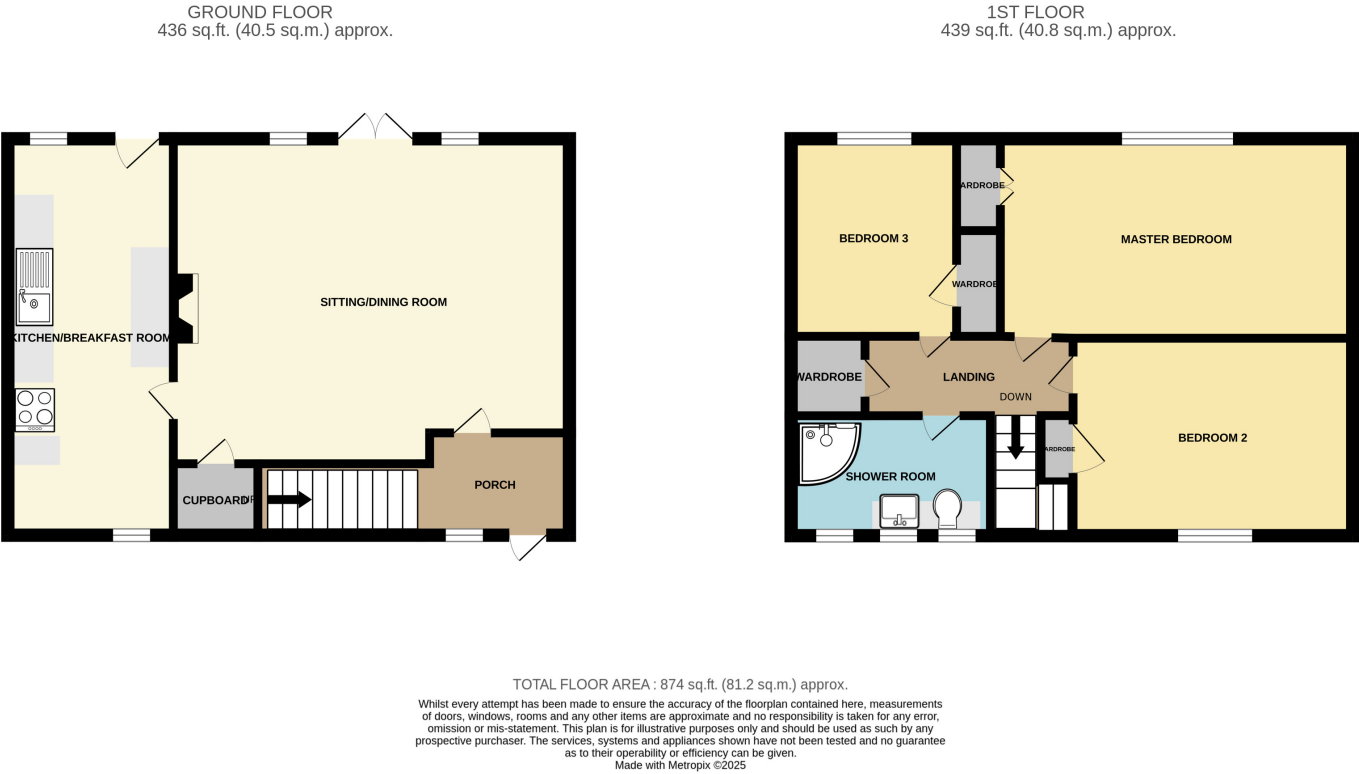
Fitted with a combination vanity unit housing WC and wash hand basin. Walk-in fully enclosed shower cubicle with shower over. Vertical radiator, vinyl flooring and ceiling light. Two uPVC opaque windows to the front.


EXTERNAL

Gardens

The property is approached via low maintenance garden laid to gravel with paving stones leading to the front door. Driveway providing off road parking.

To the rear is a fully enclosed low maintenance garden laid with decking. Rear access to green space. Summerhouse.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	69	87
A		
(81-91)		
B		
(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		
		

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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.