



18 Lougher Place, St Athan, Vale of Glamorgan, CF62 4PU

£170,000



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



CHARMING, THREE BEDROOM TERRACED PROPERTY located in St Athan Village. The property is briefly comprising; lounge, dining room, kitchen to the ground floor level with three bedrooms and separate WC and shower room to the first floor level. Externally the property benefits from a generous fully enclosed garden to the rear. NO CHAIN. COUNCIL TAX-C, APPROX. 70 SQ METERS of living space. Electric heating.

GROUND FLOOR

Hallway
uPVC door with window to the side leading into hallway. Doors leading into lounge, kitchen and carpeted stairs leading to the first floor level.
Electric wall heater, ceiling light and power.

Lounge
3.6m x 3.8m (11' 10" x 12' 6")
uPVC window to the front. Carpeted flooring, wall mounted electric heater, ceiling light and power.

Dining Room
2.5m x 2.7m (8' 2" x 8' 10")
uPVC window to the rear. Serving hatch into kitchen. Space for dining furniture. Wall mounted electric heater, ceiling light and power.

Kitchen
3.0m x 2.6m (9' 10" x 8' 6")
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 neff oven and microwave. Integrated electric hob with stainless steel extractor hood over. Space and plumbing for white goods. Space for fridge/freezer. Vinyl flooring, ceiling light and power.

Landing
Doors leading to all bedrooms and WC and shower room. Location of loft access. Electric wall heater, fitted carpet and ceiling light.

Bedroom One
3.69m x 2.77m (12' 1" x 9' 1")
uPVC window to the front. Fitted wardrobes and bedroom suite. Location of airing cupboard.
Carpeted flooring, ceiling light and power.

Bedroom Two
3.65m x 2.72m (12' 0" x 8' 11")
uPVC window to the rear. Carpeted flooring, ceiling light and power.

Bedroom Three
2.3m x 2.6m (7' 7" x 8' 6")
uPVC window to the front. Fitted cupboard.
Carpeted flooring, ceiling light and power.

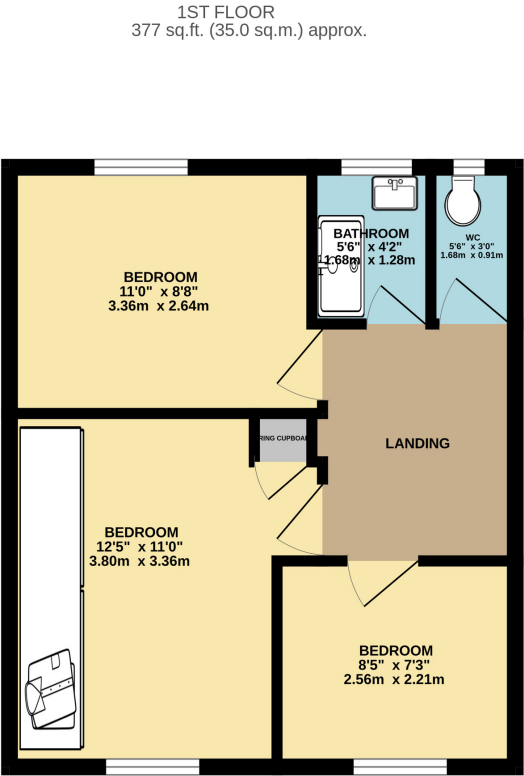
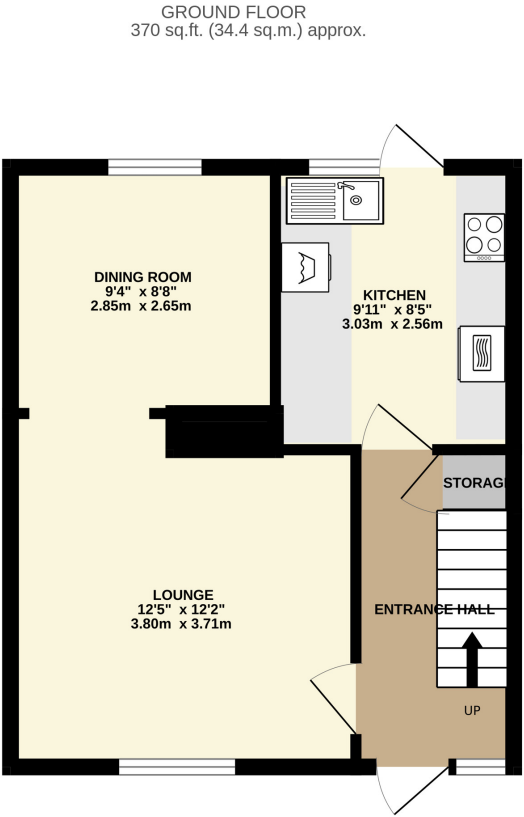
wc
1.6m x 0.8m (5' 3" x 2' 7")
Fitted with a low level WC. Tiled flooring, ceiling light.

Shower Room
1.4m x 1.6m (4' 7" x 5' 3")
Fitted with a walk-in shower cubicle and wash hand basin set into vanity style unit. Tiled flooring, ceiling light. uPVC opaque window to the rear.

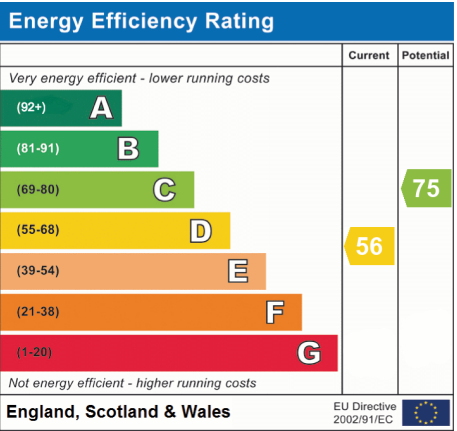
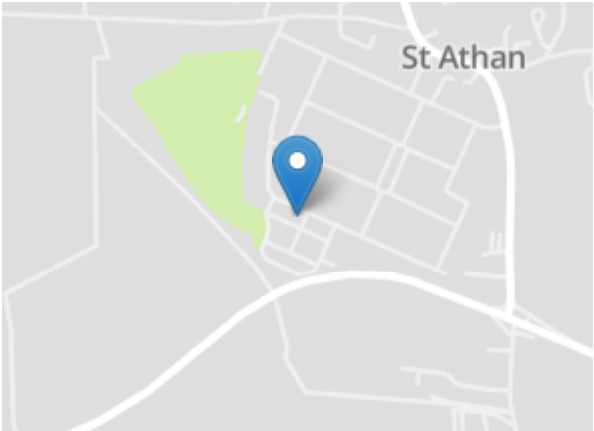
EXTERNAL

Garden
To the front of the property is a fully enclosed gated garden with a block paved path leading to the front door entrance with a lawned area to the side.

To the rear is a generous fully enclosed garden mainly laid to lawn with mature planting and a paved area providing space for garden furniture. Brick built storage and a shed to remain. A flying freehold alleyway gives access to and from the front and rear gardens.



TOTAL FLOOR AREA : 747 sq.ft. (69.4 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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