



**1 Pound Field, Llantwit Major, Vale Of Glamorgan, CF61 1DL**

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THREE BEDROOM SEMI-DETACHED HOUSE WITH GARAGE located in St Athan, the property has had some updating to offer a modern and classy finish. The plot offers generous parking availability and a garage which has a new roof and electrics added. Picketston is located between Llantwit Major and St Athan village and is Cul de sac location. The school bus picks up close to this location. EPC-D. Approximately 67 SQM of living space. Can offer vacant possession.

GROUND FLOOR

Entrance Hallway

Enter the property via uPVC front door into hallway with stairs leading to the first floor. Door into lounge. Radiator, ceiling light and power.

Lounge

4.47m x 3.41m (14' 8" x 11' 2")  
uPVC Bay window to the front. Laminated flooring, radiators , power points and spotlights to the ceiling. Understair recess. ceiling light and power. Open plan into kitchen/diner.

Kitchen/Diner

4.40m x 2.73m (14' 5" x 8' 11")  
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 gas hob with stainless steel extractor hood over. Integrated fridge. Space and plumbing for white goods. Breakfast bar. Space for dining furniture. Location of boiler. uPVC French doors and window to the rear. Tiled flooring to the kitchen area and continuation of laminate flooring from lounge through into the dining area. Radiator, ceiling light and power.

FIRST FLOOR

Landing

Doors leading into all bedrooms and family bathroom. Location of loft access. uPVC window to the side. Recently fitted, Perspex balustrade. .

Bedroom One

4.05m x 2.43m (13' 3" x 8' 0")  
uPVC window to the front. Carpeted flooring, radiator, ceiling light and power.

Bedroom Two

3.34m x 2.65m (10' 11" x 8' 8")  
uPVC window to the rear. Carpeted flooring, radiator, ceiling light and power.

Bedroom Three

1.99m x 1.89m (6' 6" x 6' 2")  
uPVC window to the front. Carpeted flooring, radiator, ceiling light and power.

Bathroom

1.80m x 1.70m (5' 11" x 5' 7")  
Three piece suit comprising; low level WC, wash hand basin set into vanity unit and panelled bath with shower over. Fully tiled. Radiator and ceiling light.

EXTERNAL

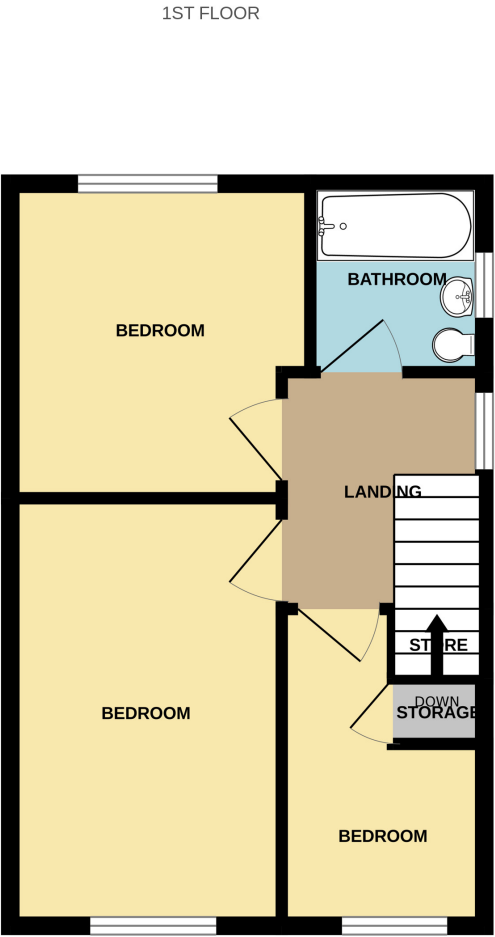
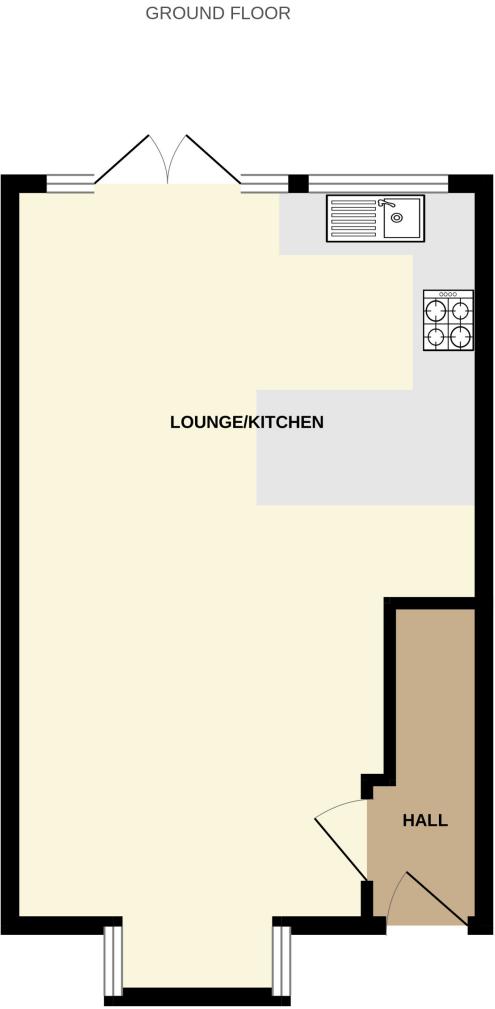
Garden

The front of the property is approached via a graveled garden with driveway leading to the garage.

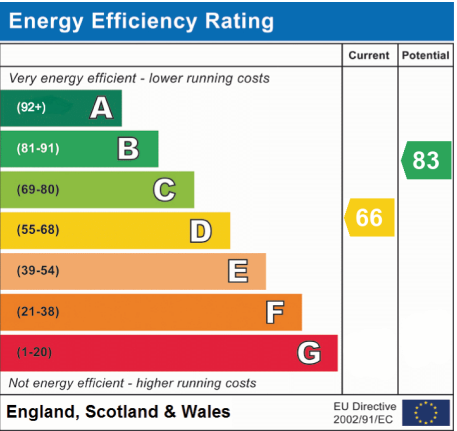
To the rear of the property is a fully enclosed garden mainly laid with a mixture of patio and gravel areas. Gated side access leading to garage. ( some fencing is in the garden for renewing).

Garage

4.59m x 2.88m (15' 1" x 9' 5")  
Fitted with electric up and over door, new roof and updated electrics.



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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