



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

£189,995



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WELL PRESENTED TWO BEDROOM END TERRACE PROPERTY located on the popular West Camp side of St Athan. The property has recently had new roof and updated uPVC windows and central heating system installed. The property is briefly comprising; hallway, lounge and kitchen to the ground floor and two bedrooms and a family bathroom on the first floor. Externally the property benefits from a fully enclosed rear garden. A charge of approximately £60 per month covers water and ground works to the estate.

GROUND FLOOR

Entrance
Enter the property via composite door to inner hallway. Carpeted stairs lead to the first floor level. Door into lounge.

Lounge
4.01m x 3.46m (13' 2" x 11' 4")
uPVC double glazed window to the front. Radiator, laminate flooring, ceiling light and power. Door into kitchen.

Kitchen
4.99m x 2.76m (16' 4" x 9' 1")
Fitted with a range of base and wall units with contrasting worksurface over and tiled surrounds. Ceramic bowl and drainer with mixer tap over. Built-in oven and induction hob with stainless steel hood over. Space and plumbing for white goods. uPVC double glazed window to the rear and door to the side. Tiled flooring, radiator, ceiling light and power.

FIRST FLOOR

Landing
uPVC double glazed window to the side. Doors leading to both bedrooms and family bathroom. Location of loft access.

Bedroom One
4.10m x 3.54m (13' 5" x 11' 7")
uPVC double glazed window to the front. Radiator, carpeted flooring, ceiling light and power.

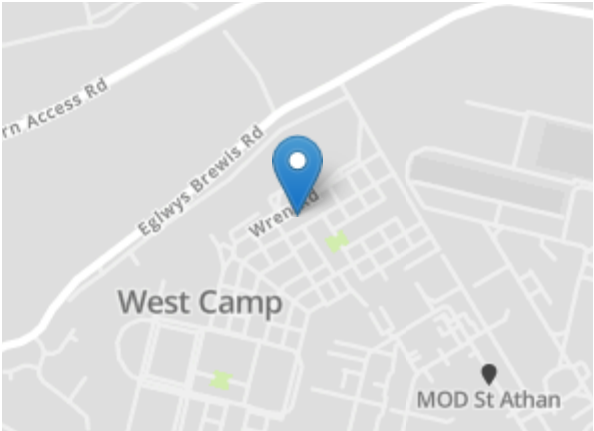
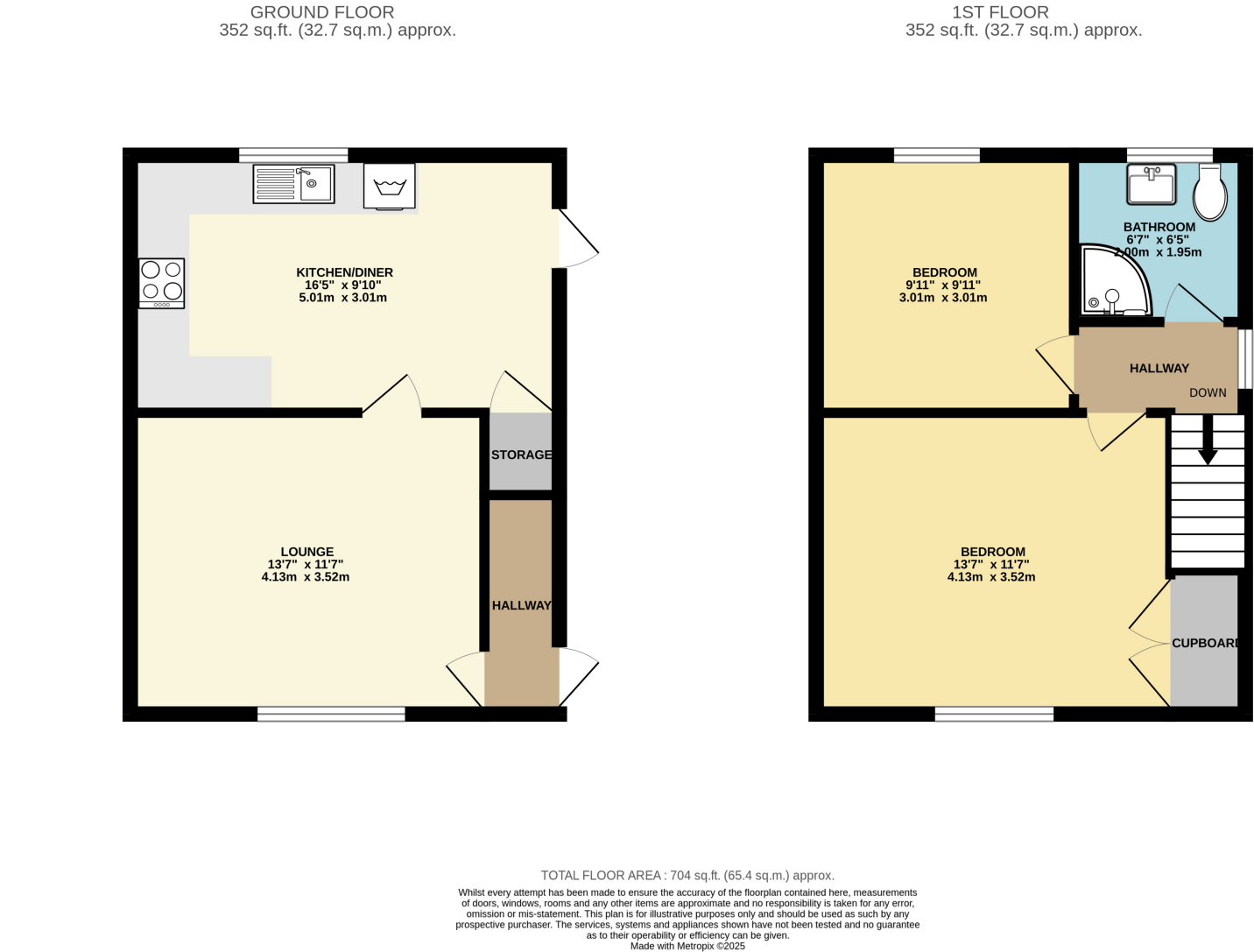
Bedroom Two
2.76m x 2.69m (9' 1" x 8' 10")
uPVC double glazed window to the front. Radiator, carpeted flooring, ceiling light and power.

Bathroom
1.82m x 1.79m (6' 0" x 5' 10")
Fitted with a low level WC, pedestal wash hand basin and walk-in shower cubicle. Fully tiled, radiator, ceiling light. uPVC opaque window to the rear.

EXTERNAL

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

To the rear is a fully enclosed garden with a block paved area providing space for dining furniture and a lawn with raised beds housing shrub and plants. Shed. Gated access to the rear.



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