



37 Castleton Road, St Athan, CF62 4LG

£175,000



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

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"The Barnwell" situated on the Castleton Park Estate is of show home quality finished to a very high standard. The property is briefly comprising; fully fitted kitchen, living room, dining room, two bedrooms both with en-suite. Additionally the property benefits from gas central heating, double glazing, newly fitted carpets throughout, parking space for two cars. Site fees are £176.00 a month which includes water and standing electricity charge. Castleton Park is a pet friendly site.

### ENTRANCE

Upvc double glazed front door to internal hallway. Doorways lead to the lounge, kitchen, dining room, bathroom and two bedrooms. Fitted carpets, radiator and storage cupboard.

### DINING ROOM

2.90m x 2.5m (9' 6" x 8' 2")

Upvc double glazed window to the side. Fitted carpet, radiator, doorways to the kitchen and double doorway to the lounge.

### LOUNGE

5.80m x 3.00m (19' 0" x 9' 10")

Two upvc double glazed windows to the front and one to the side. Fitted carpet, radiator and power points.

### KITCHEN

3.60m x 3.00m (11' 10" x 9' 10")

Upvc double glazed door and window to the side. A range of base and wall units with fixed worktops over. A built in tower oven, gas hob with extractor fan over. Stainless steel bowl and drainer. Built in fridge and freezer, dishwasher and plumbed for washing machine. Tiled to splash back, vinyl flooring.

### BEDROOM ONE

2.60m x 2.80m (8' 6" x 9' 2")

Upvc double glazed window to the side. Fitted wardrobes, fitted carpet, radiator and power points. Walk in wardrobe area and access to the En-suite.

En-suite comprises of corner shower cubicle, wash hand basin and low level w/c.

### BEDROOM TWO

2.80m x 2.90m (9' 2" x 9' 6")

Upvc double glazed window to the side. Fitted carpet, radiator and power points.

### BATHROOM

1.90m x 2.20m (6' 3" x 7' 3")

Upvc double glazed window to the side. Panel enclosed bath. Low level WC. Wash hand basin and pedestal. Tiled flooring and

### EXTERNAL

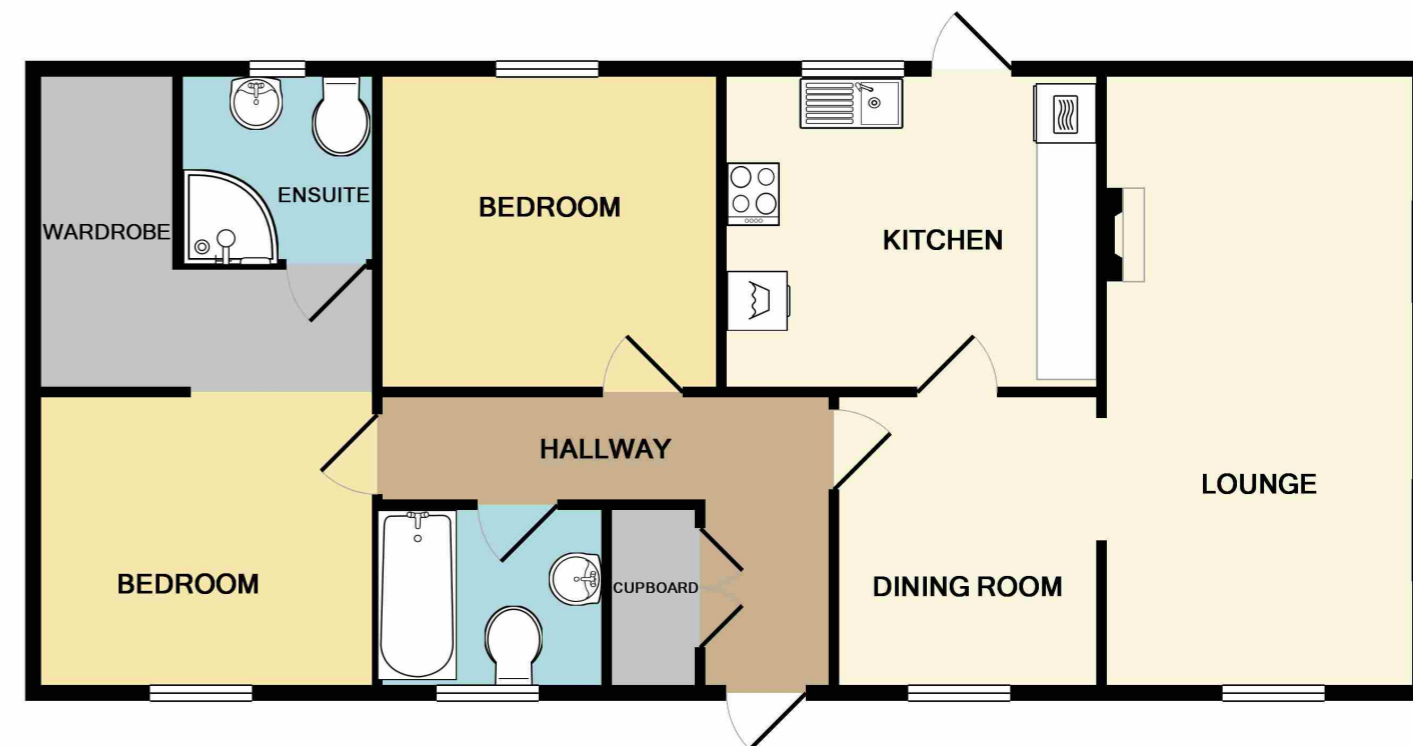
A mixture of paved parking areas, grass and patio.

### DIRECTIONS

From Brighter Moves Agents office travel towards St Athan on the B4265. At the monument crossroads turn left onto Gileston Road. Follow this road until it becomes Rectory Road and then take the 3rd turning to the right onto St John's Hill. The road then joins a one way system, bear left onto Castleton Road and the Residential site can be found on the right hand side.

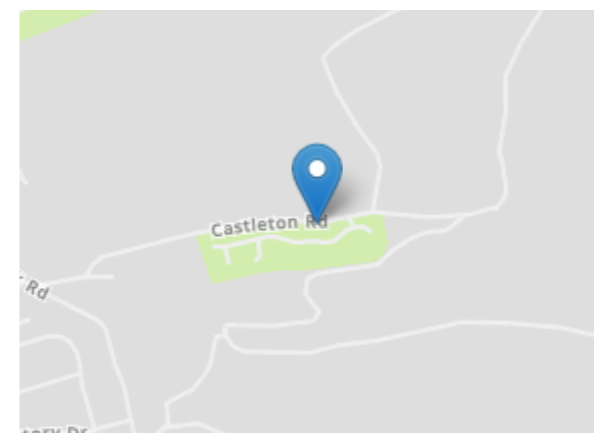
Castleton Park has been a Family run site for over 30 years, more recently has seen some substantial re-development and improvements to the Site.

Residents of Castleton Park have to be aged 50 years or over.



TOTAL APPROX. FLOOR AREA 825 SQ.FT. (76.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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