




Brighter Moves

Oaklands, Higher End, St Athan, Vale of Glamorgan, CF62 4LW

£245,000



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RENOVATED and CHARMING TWO BEDROOM MID TERRACE COTTAGE, with open views at the rear. Located in Higher End St Athan with all local amenities and bus routes. Within four miles of LLantwit Major, train station and schools. The property comprises of kitchen/diner, lounge to the ground floor with two bedrooms and family bathroom to the first floor. The property benefits from a fully enclosed landscaped garden with views beyond. NO ONWARD CHAIN. Approx 63 SqM or 678 SqF of living space.

GROUND FLOOR

Entrance Porch

Enter the property via uPVC front door into the entrance porch with uPVC windows to the side. Open into the lounge.

Lounge

5.06m x 4.40m (16' 7" x 14' 5")
uPVC window to the front of the property. Feature natural stone fireplace housing log burner. Wood flooring, radiator, ceiling light and power. Part glazed door leading onto kitchen/diner.

Kitchen/Diner

4.40m x 2.59m (14' 5" x 8' 6")
Fitted with a range of base and wall units with contrasting work surfaces over and tiled surrounds. Belfast sink with mixer tap over. Induction hob and oven with extractor over. Space and plumbing for white goods.

To the dining area is plenty of space for dining furniture with French Doors leading out to the rear garden. Stairs leading to the first floor with storage cupboard under.

FIRST FLOOR

Landing

Doors leading to both bedrooms and family bathroom.

Bedroom One

3.40m x 3.39m (11' 2" x 11' 1")
uPVC window to the front of the property. Radiator, carpeted flooring, ceiling light and power.

Bedroom Two

3.91m x 2.60m (12' 10" x 8' 6")
uPVC window overlooking the rear and views beyond. Built-in double wardrobe. Newly installed Glow Worm Combi boiler. Carpeted flooring, ceiling light and power.

Bathroom

2.33m x 1.55m (7' 8" x 5' 1")
Fitted with a three piece suite comprising; low level WC, pedestal wash hand basin with mirror storage cabinet over and p-shaped bath with shower over and glass screen. Opaque window to the rear. Fully tiled with radiator and ceiling light.

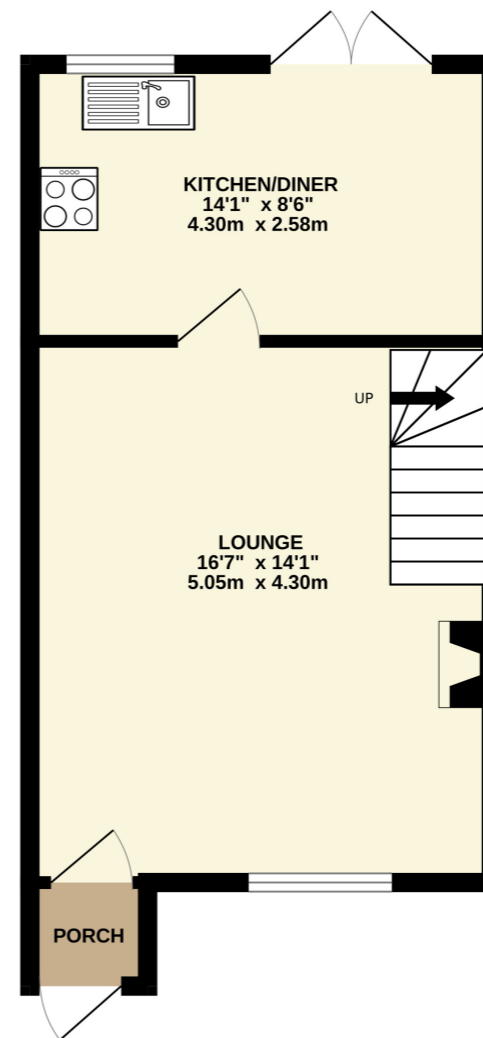
EXTERNAL

Garden

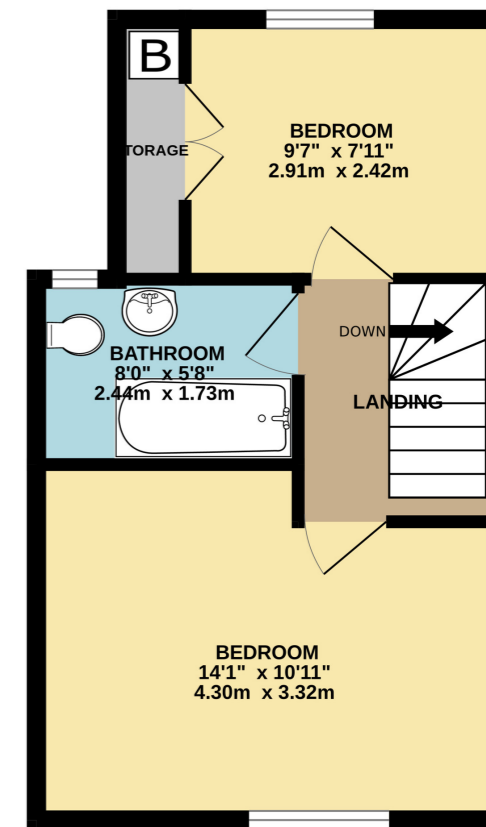
The front of the propert is approached via enclosed walled garden laid with gravel.

To the rear is a fully enclosed garden stepping up onto a paved area providing space for outdoor dining and a lawned area overlooking farmland beyond.

GROUND FLOOR
361 sq.ft. (33.5 sq.m.) approx.

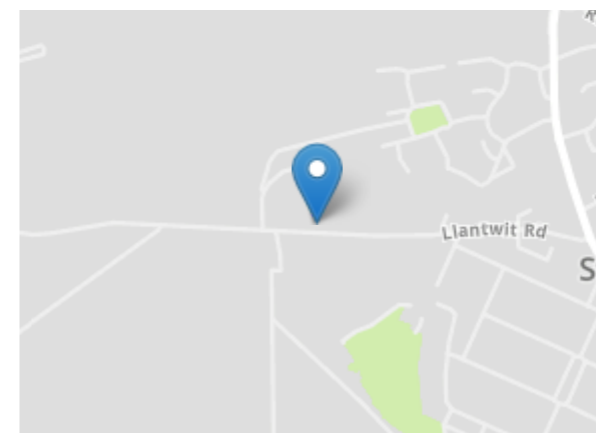


1ST FLOOR
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA : 687 sq.ft. (63.8 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	67	
(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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