

60 Mallory Close, St Athan, Vale of Glamorgan, CF62 4JJ

£169,995



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Impressively refurbished three bedroom family home with a courtyard style garden and entertaining area. The home benefits from a refurbished kitchen/dining, downstairs WC and a good sized living room. To the first floor there is three bedrooms and a modern family bathroom.

The property is conveniently situated within easy reach of St Athan Village and a short drive to Llantwit Major town centre with its excellent facilities including train station, a wide range of shops, schools and an extensive range of sporting and recreational facilities. Approximately 84 Sq Meters or 904 Sq Feet. Council Tax C. Designated parking spot to the rear.

GROUND FLOOR

Entrance hall

Enter the property via a uPVC part glazed door into the porch and utility area. Generous area for Washing machine and tumble dryer. Space for hanging and storage. Doorway to hallway.

Hallway

Stairs lead to the first floor. Useful storage cupboard, continuation of laminate flooring, radiator, ceiling light and power points. Doors to the lounge, cloakroom and the kitchen.

Kitchen / Dining room

17' x 9' 6" (5.18m x 2.90m)

A modern open plan kitchen fitted with a range of base, wall and drawer units, with contrasting work surfaces over and tiled surrounds. Stainless steel sink unit with drainer and mixer tap. Space for washing machine, gas cooker and fridge/freezer. Continuation of laminate flooring, wired for ceiling light and power points. Open plan to the dining area, space for table and chairs, french patio doors lead to the conservatory, radiator, ceiling light and power points.

Living room

15' 2" x 10' 8" (4.62m x 3.25m)

Enter through a glazed door into the lounge. Large window overlooking the rear garden. Continuation of laminate flooring, radiator, ceiling light, power points and a TV point.

Downstairs W/C

Modern fitted with a two piece suite in white comprising; low level w/c and a wash hand basin. Obscure window to the front of the property, wired for ceiling light and vinyl flooring.

FIRST FLOOR

Landing

Carpeted stairs and landing area, with doors to the bedrooms, bathroom and airing cupboard.

Main bedroom

11' 7" x 11' 2" (3.53m x 3.40m)

A double room with a window overlooking the rear of the property. Built in wardrobes providing hanging and shelving space. Radiator, carpeted flooring, ceiling light and power points.

Bedroom two

11' x 9' 7" (3.35m x 2.92m)

Another double room with a window overlooking the rear of the property. Built in wardrobe, radiator, ceiling light and power points.

Bedroom three

7' 11" x 6' 11" (2.41m x 2.11m)

A single room with a window overlooking the front of the property. Built in storage cupboard. Ceiling light and power points, radiator and carpeted flooring.

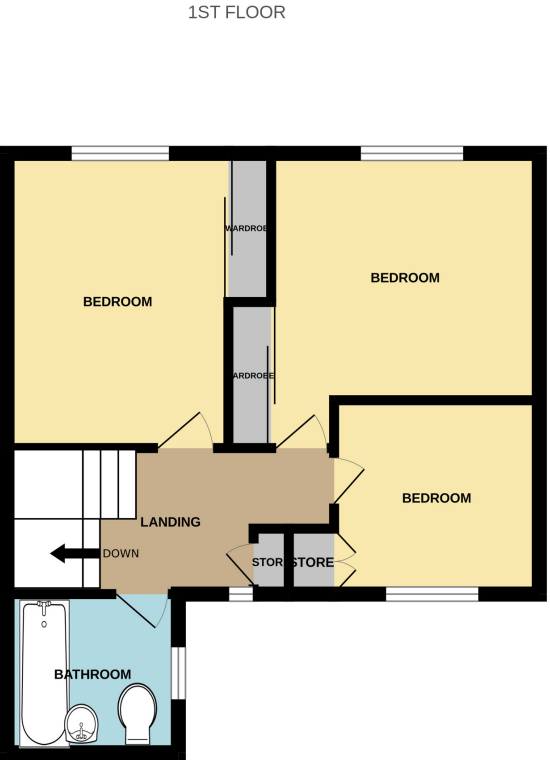
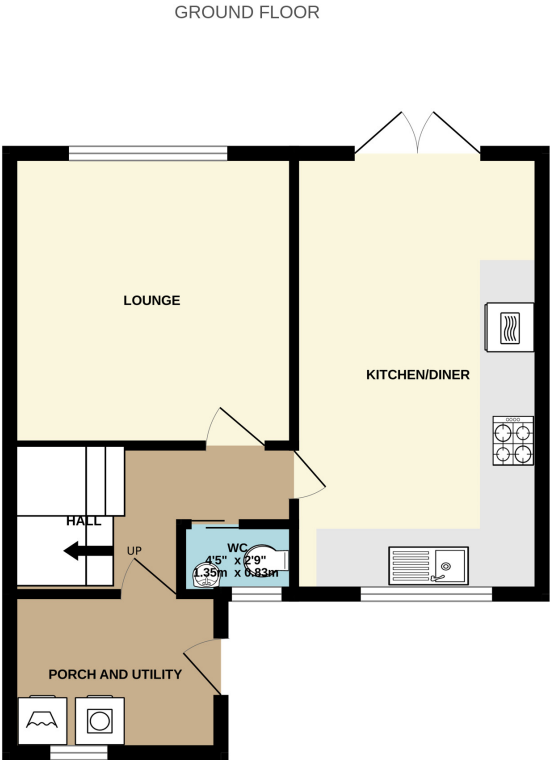
Family bathroom

Fitted with a modern three piece suite in white comprising of; a panelled bath, pedestal wash hand basin and low level w/c. Shower over the bath with a crittle showe screen. Walls are fully tiled, obscure window overlooking the side of the property with a radiator below and vinyl flooring.

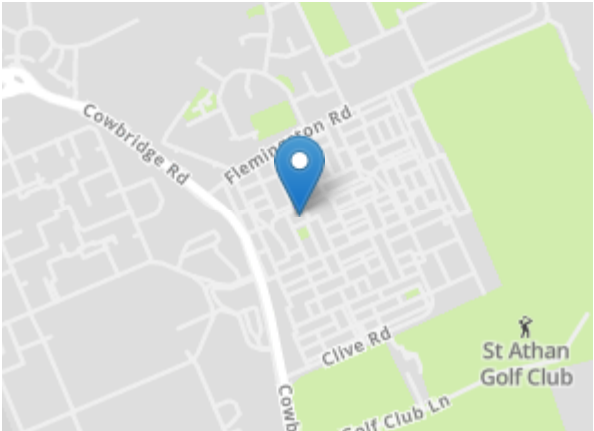
EXTERNAL

Garden / entertaining area

To the rear is an enclosed garden mainly patio and decking. A fantastic space for entertaining with a bar, pizza oven, eating area and a garden shed. To one side is a path leading to the rear access gate, a brick storage shed and a wooden shed.



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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