



26 Partridge Road, St Athan, CF62 4NF

£169,995



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A two bedroom end of terrace property on the popular West Camp side of St Athan. Open views to the front and a South - Westerly rear. The ground floor consists of internal porch, lounge and kitchen. The first floor has two bedrooms and a family bathroom. There is no on going chain. A charge of approximately £60 per month covers water and ground works to the estate.

**GROUND FLOOR**

**Entrance**

Composite door to inner porch.  
 Doorway to the lounge and carpeted stairs to the first floor level.

**Lounge (Reception)**

4.01m x 3.42m (13' 2" x 11' 3")  
 uPVC double glazed window to the front. Fitted carpet, radiator, power points and doorway to the kitchen.

**Kitchen**

4.99m x 2.76m (16' 4" x 9' 1")  
 uPVC double glazed window to the rear.  
 Range of base and wall units with fixed worktop over. Stainless steel sink and drainer. Electric oven and hob with extractor fan over. Plumbed for washing machine. Vinyl flooring, doorway to rear garden and door way to understair storage.

**FIRST FLOOR**

**Landing**

uPVC double glazed window to the side.  
 Doorways to two bedrooms, bathroom and loft access.

**Bedroom**

4.10m x 3.4m (13' 5" x 11' 2")  
 uPVC double glazed window to the front. Fitted carpet, radiator, power points and ceiling light. Fitted wardrobe space.

**Bedroom**

2.76m x 2.69m (9' 1" x 8' 10")  
 uPVC double glazed window to the rear.  
 Fitted carpet, radiator, power points and ceiling light.

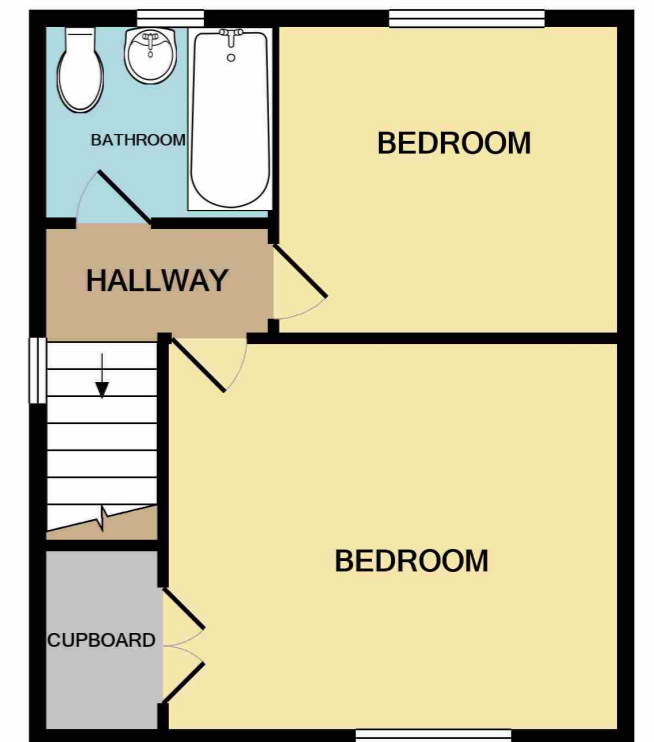
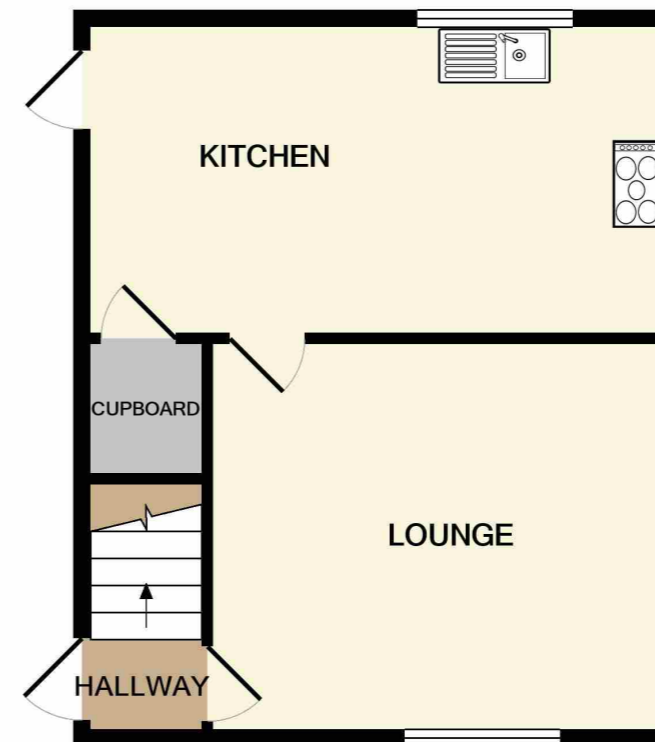
**Bathroom**

1.82m x 1.79m (6' 0" x 5' 10")  
 uPVC double glazed window to the rear.  
 Panel enclosed bath with shower over. Low level WC. Wash hand basin and pedestal. Vinyl flooring, tiling to splash back.

**EXTERNAL**

**Garden**

**FRONT-** Pathway to the front door.  
 Private garden fronting onto an open grass area.  
**REAR -** Mixture of decking, gravel and patio. Westerly facing and enclosed by wood panel fencing.

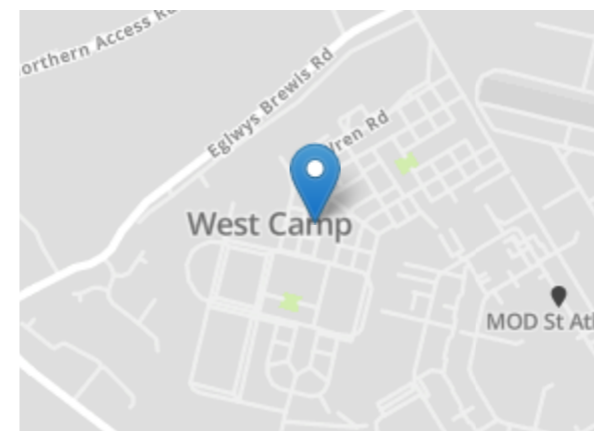


GROUND FLOOR  
 APPROX. FLOOR  
 AREA 344 SQ.FT.  
 (31.9 SQ.M.)

1ST FLOOR  
 APPROX. FLOOR  
 AREA 344 SQ.FT.  
 (31.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 688 SQ.FT. (63.9 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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