



15 Glyndwr Avenue, St Athan, Vale of Glamorgan, CF62 4PN

£240,000



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Three bedroom semi detached property with garage. A very generous 80 SQM of living space on a generous plot with southerly facing garden. The property can be sold with no on going chain. The ground floor offers two reception rooms and a kitchen whilst the first floor offers good sized bedrooms and a family bathroom. The front garden has private driveway and access to the 7M or 21ft garage. The rear is enclosed and a mixture of patio, garden, planting and storage areas.

#### Entrance

uPVC and double glazed front door to inner hallway. Doorways to the lounge, reception room two and kitchen. Small cloakroom which could house a downstairs WC. Carpeted stairs to the first floor level.

#### Lounge

4.2m x 3.78m (13' 9" x 12' 5")  
uPVC door and window to the rear of the property. Wood block flooring and feature fire place, radiator and power points.

#### Reception room two

3.05m x 2.81m (10' 0" x 9' 3")  
uPVC double glazed window to the front.  
Wood block flooring , radiator and power points

#### Kitchen

4.7m x 2.1m (15' 5" x 6' 11")  
uPVC double glazed window to the rear and side, door to the side. Range of base and wall units with fixe worktop over. Electric oven, gas hob and extractor fan over. Acrylic bowl and drainer, tiled flooring.

#### FIRST FLOOR

##### Landing

Windows to the front and side. Doorways to three bedrooms and family bathroom.

##### Bedroom

4.20m x 3.20m (13' 9" x 10' 6")  
uPVC double glazed window to the rear.  
Fitted wardrobes and cupboards. Wall mounted combination boiler. Fitted carpet, radiator and power points

##### Bedroom

3.21m x 3.04m (10' 6" x 10' 0")  
uPVC double glazed window to the rear.  
Fitted carpet, radiator and power points.

##### Bedroom

3.11m x 2.41m (10' 2" x 7' 11")  
uPVC double glazed window to the front.  
Fitted carpet, radiator and power points.

##### Bathroom

2.09m x 1.55m (6' 10" x 5' 1")  
uPVC double glazed window to the side.  
Walk in shower cubicle, low level WC. Wash and basin and pedestal, Vinyl flooring, radiator and

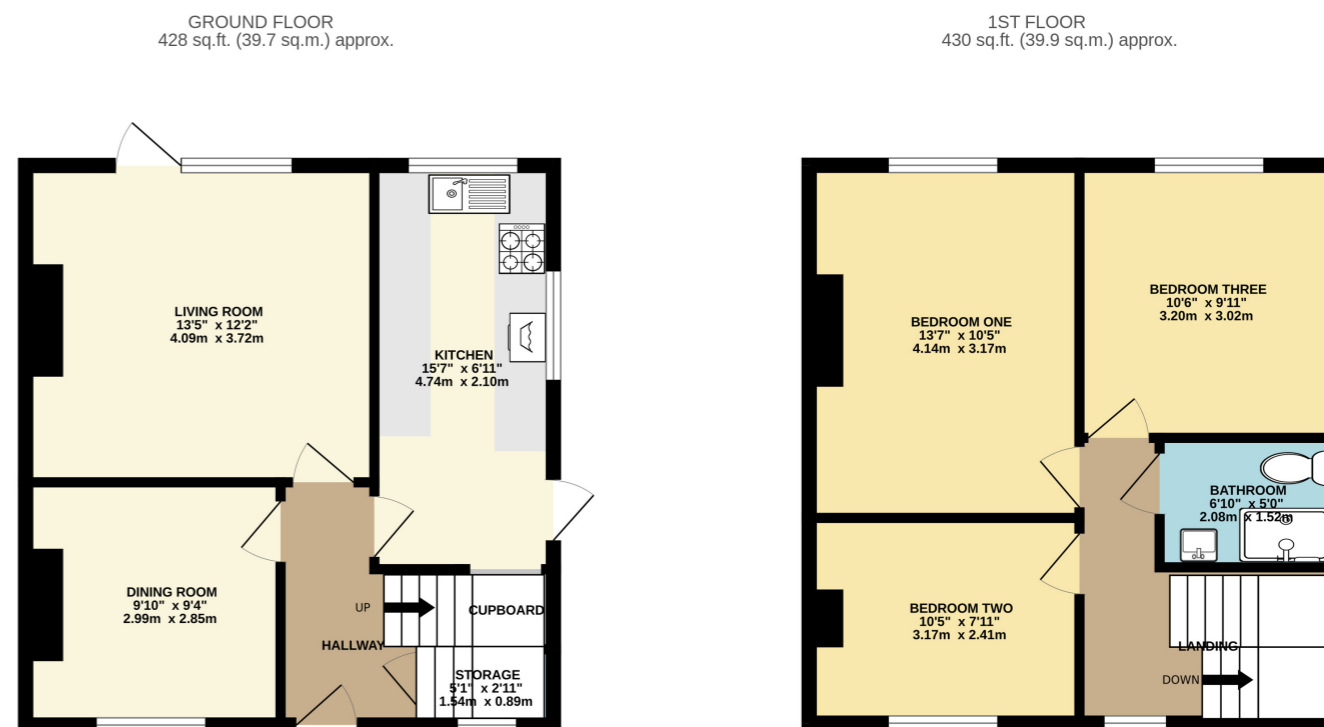
#### EXTERNAL

##### Gardens

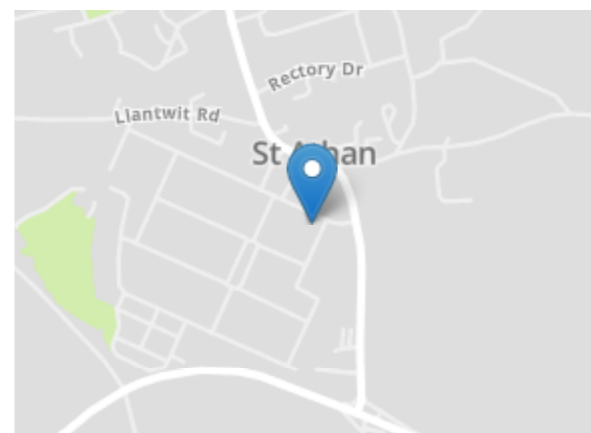
FRONT- A mixture of hardstand parking area and garden, Enclosed by bock wall, gated driveway and enclosed by mixture of block wall and wood fencing. uPVC doorway to undercover walkway giving access to the kitchen, garage and rear garden.

##### Garage

7.1m x 3.4m (23' 4" x 11' 2")  
With up and over door. Electric supply and to the rear of the garage is WC. wash hand basin and plumbing for washing machine.



TOTAL FLOOR AREA : 858 sq.ft. (79.7 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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