









# 12 Castleton Road, St Athan, CF62 4LG £215,000







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STYLISH, MODERN AND VERY WELL PRESENTED, two bedroom park home on the Castleton park site. A 40 x20 ft unit and approximately 3 years old. The unit offers 2 double bedrooms one with En Suite, A spacious lounge/diner area and a well fitted kitchen with integrated appliances. The garden is low maintanence with two parking spaces, a number of seating area as and storage sheds. COUNCIL TAX A. Monthly charge is just £176.00 including water.

#### **Entrance**

Enter to property via composite door to inner porch. Double storage area and door leading into the lounge. Laminated flooring.

# Lounge

6.12m x 3.12m (20' 1" x 10' 3")Longest and Widest section. Please see floorplan. uPVC double glazed windows to the front and side, patio doors to the side. Laminated flooring. Door into kitchen and hallway to bedrooms and bathroom.

### Kitchen

3.75m x 2.86m (12' 4" x 9' 5") Longest and widest points.

uPVC double glazed door and window to the side. Range of base and wall units with contrasting worktop over. Double oven set in tower unit, electric hob with extractor fan over. One and half bowl and drainer, integrated washing machine and dish washer. Laminated flooring.

#### Bedroom

3.71m x 2.69m (12' 2" x 8' 10")

uPVC double glazed window to the side. Doorway to walk in wardrobe and En-Suite. Laminated flooring, radiators and power points.

Wardrobe, walk in wardrobe area with shelving and hanging space.

#### **En-Suite**

1.7m x 1.5m (5' 7" x 4' 11")

uPVC double glazed window to rear. Walk in shower cubicle, low level WC. Was hand basin in vanity unit. Electric extractor fan, tiled flooring, towel rail radiator..

#### **Bedroom**

2.92m x 2.88m (9' 7" x 9' 5")

uPVC double glazed window to the side, Laminated flooring, radiator and power points.

#### **Bathroom**

2.68m x 1.87m (8' 10" x 6' 2")

uPVC double glazed window to the side. Walk in double shower cubicle. Wash hand basin and WC set in Vanity unit. Electric extractor fan, towel rail radiator, vinyl flooring, wall mounted mirrored storage units.

#### **EXTERNAL**

# Garden

The property is approached by brick paved driveway providing parking for two vehicles.

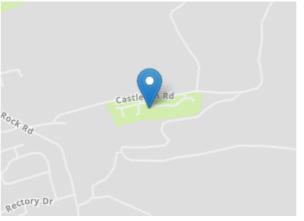
The fully enclosed low maintenance plot surrounds the property with a mixture of patio, gravel and decking areas providing space for garden furniture. Plastic garden shed to remain.

#### GROUND FLOOR 3 sg.ft. (69.9 sg.m.) approx.



TOTAL FLOOR AREA: 753 sq.ft. (69.9 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 guaranter as to their operability or efficiency can be given.



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