



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

£129,500



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IDEAL FIRST TIME BUY OR INVESTMENT. Two Bedroom end terrace property situated in East Vale, St Athan, benefitting from updated roof, electric s and central heating boiler. The property comprises; an entrance hallway, cloakroom, kitchen/diner, lounge, two bedrooms and a bathroom. Benefitting from uPVC glazed windows and doors, gas central heating, an enclosed rear garden and separate off-road parking. East Vale properties are subject to a monthly management charges of approximately£60 which includes water and ground keeping.

GROUND FLOOR

Entrance Hallway

Enter the property via uPVC front door into the entrance hallway with doors leading into lounge and kitchen/diner. Carpeted stairs lead to the first floor level. Radiator, ceiling light and power points.

Lounge

4.17m x 3.36m (13' 8" x 11' 0")

Large uPVC window overlooking the rear of the property. Radiator, ceiling light and power.

Kitchen/Diner

5.16m x 3.31m (16' 11" x 10' 10")

Fitted with a range of base and wall units with contrasting work surfaces over and tiled surrounds. Stainless steel sink and drainer with mixer tap over. Neff double oven in tower unit, induction hob and extractor fan over. Tiled flooring, patio doors to the rear and door to lounge.

FIRST FLOOR

Landing

Doors leading into both bedrooms and family bathroom.

Bedroom One

3.68m x 3.28m (12' 1" x 10' 9")

uPVC window to the rear. Fitted wardrobes space, radiator, carpeted flooring, ceiling light and power.

Bedroom Two

3.28m x 3.02m (10' 9" x 9' 11")

uPVC window to the rear. Fitted wardrobes space, radiator, carpeted flooring, ceiling light and power.

Bathroom

1.88m x 1.58m (6' 2" x 5' 2")

Fitted with a pedestal wash hand basin and panelled bath with shower over. uPVC window to the front.

wc.

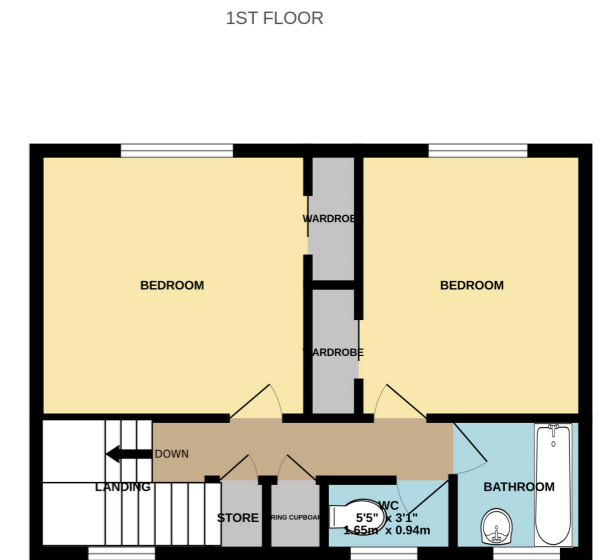
uPVC double glazed window to the front, low level W.C.

EXTERNAL

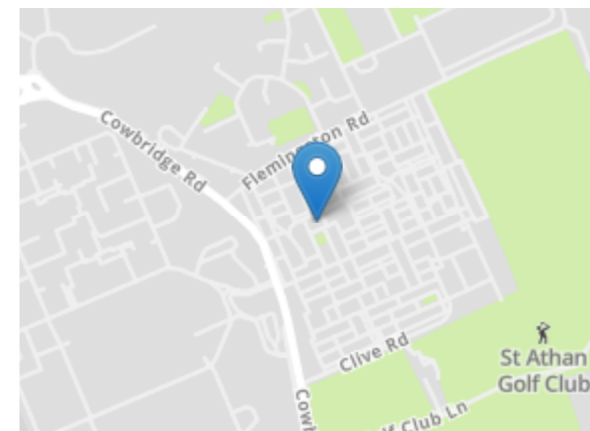
Garden

The front of the property is open plan and approached via a paved area leading to the front door.

To the rear is a fully enclosed garden. with mixture of lawn and patio. Wood fence with gated access.



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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