



19 Glebeland Place, St Athan, CF62 4PQ

£240,000



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THREE BEDROOM SEMI DETACHED PROPERTY located in St Athan Village with all local amenities. The property is briefly comprising; entrance hallway, cloakroom, dining room, lounge and kitchen to the ground floor with three bedrooms and a family bathroom to the first floor. The property benefits from a large fully enclosed garden to the rear and off road parking for at least three vehicles to the front. Council Tax Band C. Approximately 80 Sqm of Living space.

## GROUND FLOOR

### Hallway

Enter the property via uPVC front door into the entrance hallway with stairs leading to the first floor. Doors leading into lounge, sitting room, and kitchen. Ceiling light.

### Cloakroom

Fitted with a two piece suite comprising; low level WC. Round window to the side.

### Dining Room

3.05m x 2.81m (10' 0" x 9' 3")  
uPVC window to the front of the property.  
Radiator, carpeted flooring, ceiling light and power.

### Lounge

4.20m x 3.78m (13' 9" x 12' 5")  
uPVC window to the rear of the property.  
Radiator, carpeted flooring, ceiling light and power.

### Kitchen

4.77m x 2.10m (15' 8" x 6' 11")  
Fitted with a range of base and wall units with contrasting work surfaces over and tiled surround. Sink and drainer with mixer tap over. Built-in oven and induction hob with stainless steel extractor hood over.  
Integrated dish washer, space and plumbing for washing machine and tumble dryer.  
Cupboard housing Worcester Combi Boiler.  
uPVC windows to the rear and side. uPVC door leading out to the side of the property.  
Tiled flooring, radiator, ceiling light and power.

## FIRST FLOOR

### Landing

Doors leading to all bedrooms and family bathroom. Ceiling light and power.

### Bedroom One

4.20m x 3.20m (13' 9" x 10' 6")  
uPVC window to the rear. Radiator, carpeted flooring, ceiling light and power.

### Bedroom Two

3.04m x 3.21m (10' 0" x 10' 6")  
uPVC window to the rear. Radiator, carpeted flooring, ceiling light and power.

### Bedroom Three

3.11m x 2.41m (10' 2" x 7' 11")  
uPVC window to the front. Radiator, carpeted flooring, ceiling light and power.

### Bathroom

2.09m x 1.55m (6' 10" x 5' 1")  
Fitted with a three piece suite comprising; low level WC, pedestal wash hand basin and panelled bath with shower over and glass screen. uPVC obscure window to the side.  
Radiator and ceiling light.

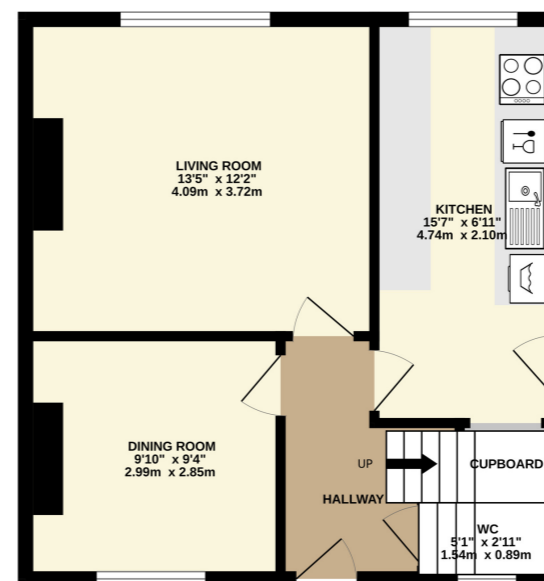
## EXTERNAL

### Garden

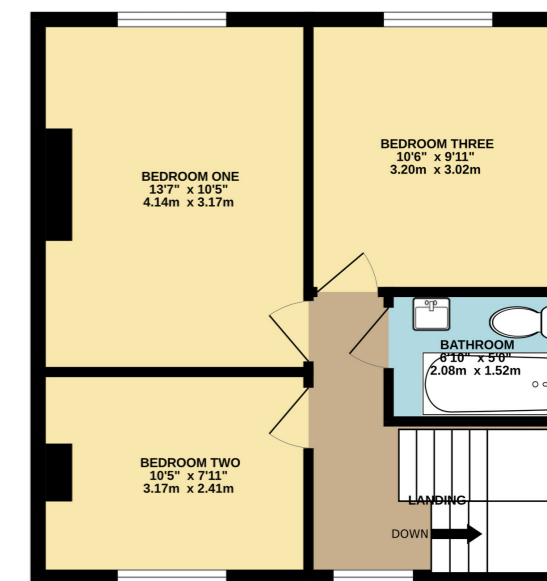
The front of the property is low maintenance providing parking for at least three vehicles.

To the rear is a fully enclosed generous garden mainly laid to lawn with a patio and gravelled area providing space for garden furniture.

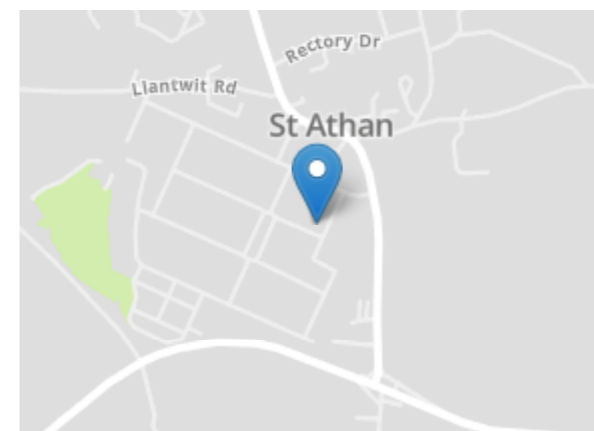
GROUND FLOOR  
428 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR  
430 sq.ft. (39.9 sq.m.) approx.



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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