



29 Bullfinch Road, St Athan, Vale of Glamorgan, CF62 4ND

£179,995



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This well presented two bedroom mid terraced property is situated in West Camp, St Athan. The property is briefly comprising; entrance hall, lounge, kitchen/diner, two bedrooms, bathroom and and the start of an attic conversion. Externally there is a fully enclosed private rear garden. The property further benefits from uPVC double glazing and gas central heating throughout. Parking to the rear.

## GROUND FLOOR

### Entrance Hall

Enter the property via a uPVC front door into the hallway with carpeted stairs leading to the first floor and door into Lounge. Radiator, wired for ceiling light and power.

### Lounge

4.09m x 3.17m (13' 5" x 10' 5")

Upvc double glazed window overlooking the front of the property. Laminate flooring, radiator, wired for ceiling light and power. Door leading into kitchen/diner.

### Kitchen/Diner

2.79m x 4.99m (9' 2" x 16' 4")

Fitted with a range of base and wall units with contrasting work surfaces over and tiled surrounds. Integral electric oven and gas hob with extractor fan over. Stainless steel sink unit with mixer tap over. Space and plumbing for white goods. Location of combi-boiler. Dining area with understairs storage cupboard. Tiled flooring, wired for ceiling light and power. Window overlooking and door leading into rear garden.

## FIRST FLOOR

### Landing

Carpeted stairs leading to the landing area with doors leading to all bedrooms and bathroom.

Wired for ceiling light and power. Further purpose built wooden staircase leads to the attic conversion.

### Bedroom One

3.08m x 3.46m (10' 1" x 11' 4")

uPVC window overlooking the front of the property, fitted wardrobes, carpeted flooring, radiator, wired for ceiling light and power. Access to the loft area.

### Bedroom Two

2.75m x 2.62m (9' 0" x 8' 7")

uPVC window overlooking the rear of the property. Radiator, carpeted flooring, wired for ceiling light and power.

### Bathroom

1.90m x 1.82m (6' 3" x 6' 0")

Fitted with a three piece suit comprising; low level WC, pedestal wash hand basin set in modern vanity style unit, panelled bath with shower over and glass screen. Fully tiled, towel rail radiator, ceiling light and power. Opaque window to the rear.

### Attic Conversion

Two velux windows, radiator, light and power.

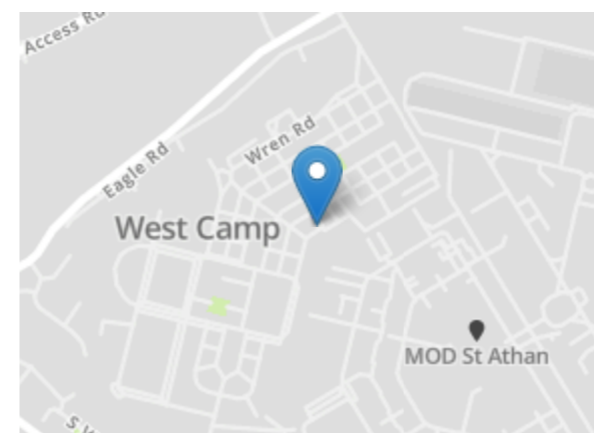
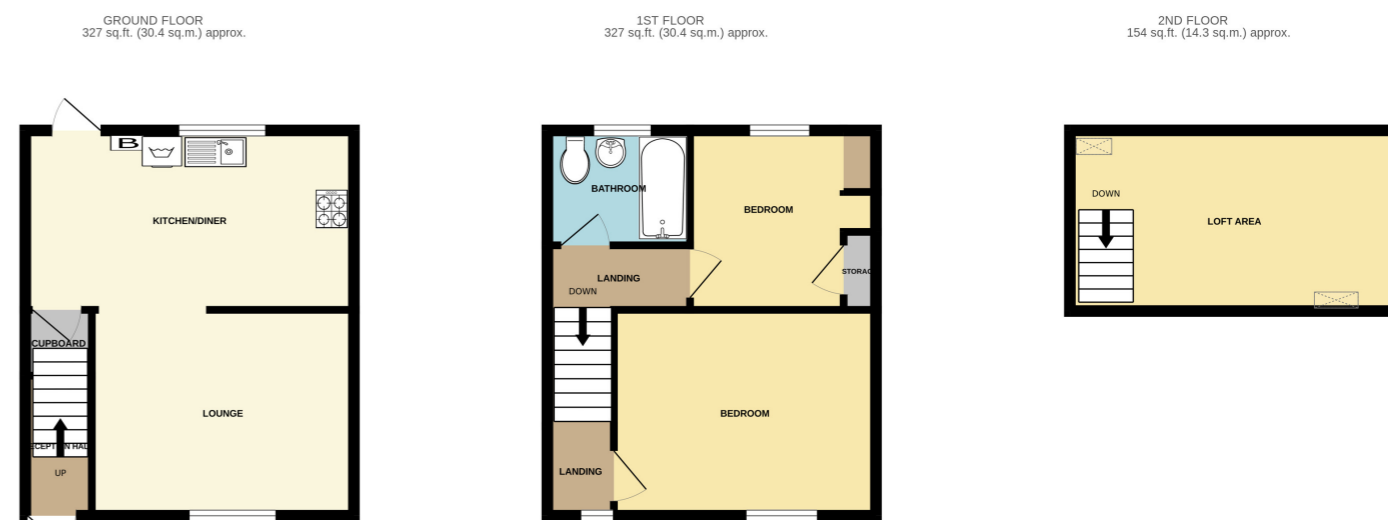
Currently the room is an extension to the main bedroom. Building regs have been followed towards the possibility of a third bedroom (subject to relevant permissions).

## EXTERNAL

### Garden

To the front of the property is approached via a low maintenance garden with a pathway leading to the front door.

To the rear is a fully enclosed garden. Parking Space. Gated access to the rear.



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