



18 Drake Close, St Athan, Vale of Glamorgan, CF62 4JF

£199,995



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A VERY GENEROUS 95 SQUARE METERS OF PROPERTY PLUS GARAGE AND EXTENDED GARDEN. THREE BEDROOM SEMI-DETACHED WITH GARAGE. Internally comprising; Entrance hallway, lounge, kitchen, dining room and a cloakroom to the ground floor with three bedrooms and a family bathroom to the first floor. The property additionally benefits from driveway providing off road parking, garage and fully enclosed garden to the rear. Council Tax -C. A service charge of approximately £20.00 a month is required for grounds maintenance.

GROUND FLOOR

Entrance Hall

Enter the property via a front door leading into the entrance hallway. Stairs lead to the first floor with under stairs storage. Doors lead to the lounge, kitchen and cloakroom. Radiator, ceiling light and power.

Lounge

4.45m x 3.63m (14' 7" x 11' 11")

uPVC window overlooking the front of the property.

Doors lead to the dining room. Radiator, ceiling light and power.

Kitchen

3.56m x 2.87m (11' 8" x 9' 5")

Fitted with a range of base and wall units with contrasting work surfaces over. Stainless steel sink and drainer with mixer tap. Space and plumbing for white goods. Space for cooker. Location of the Boiler. uPVC window to the rear of the property and a door out to the side. Radiator, ceiling light and power.

Dining Room

3.66m x 2.67m (12' 0" x 8' 9")

uPVC patio doors leading out to the rear garden.

Space for dining furniture. Radiator, ceiling light and power.

Cloakroom

1.96m x 3.3m (6' 5" x 10' 10")

Fitted with a two piece suite comprising; low level WC and pedestal wash hand basin. Opaque window to the side.

FIRST FLOOR

Landing

Doors leading into all bedrooms and family bathroom. Location of airing cupboard. Ceiling light and power.

Bathroom

2.03m x 1.88m (6' 8" x 6' 2")

Fitted with a three piece suite comprising; low level WC, wash hand basin and panelled bath with shower over. uPVC opaque window to the side. Ceiling light and radiator.

Bedroom One

3.63m x 3.61m (11' 11" x 11' 10")

uPVC window to the rear, radiator, ceiling light and power.

Bedroom Two

3.63m x 3.51m (11' 11" x 11' 6")

uPVC window to the front, radiator, ceiling light and power.

Bedroom Three

2.03m x 3.48m (6' 8" x 11' 5")

uPVC window to the front, radiator, ceiling light and power.

EXTERNAL

Garden

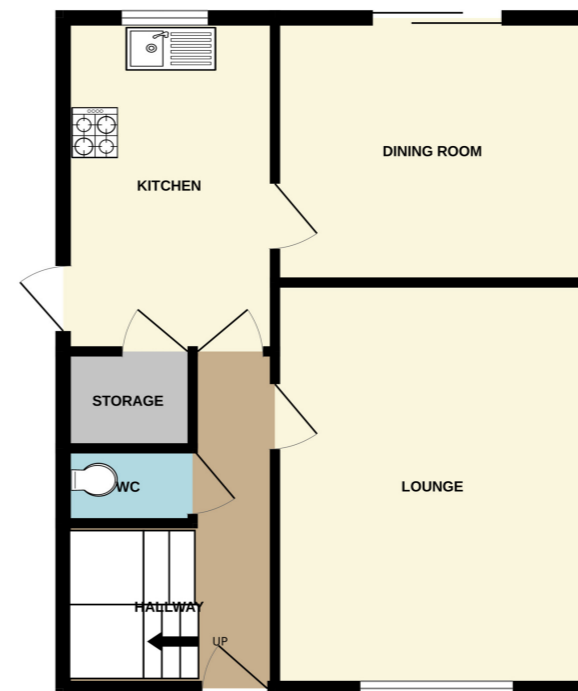
To the front is open plan mainly laid to lawn with a driveway leading to the garage and pathway to the front entrance. Gated side access to the rear.

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

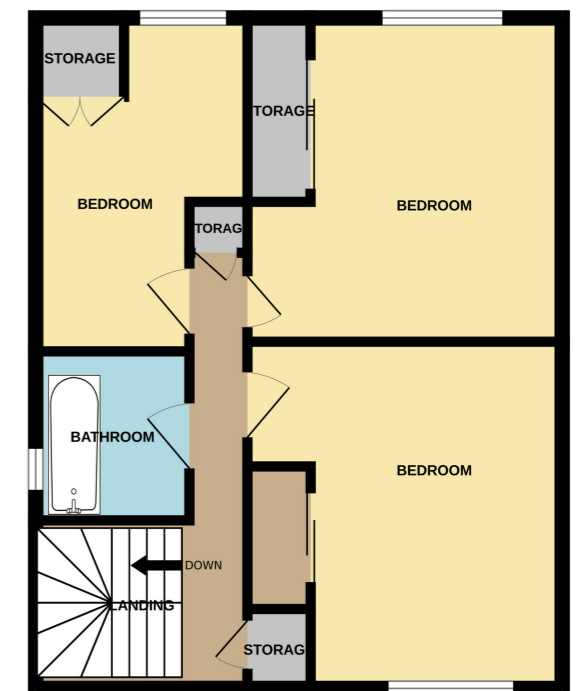
Garage

Fitted with an up and over door.

GROUND FLOOR
518 sq.ft. (48.1 sq.m.) approx.

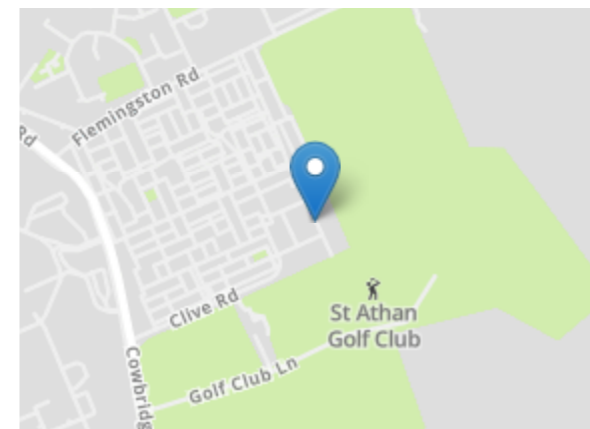


1ST FLOOR
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 1036 sq.ft. (96.3 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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PROCEEDS OF CRIME ACT 2002: Brighter Moves Are Obligated To Report Any Knowledge Or Suspicion Of Money Laundering To The Ncis (National Crime Intelligence Service) And Should Such A Report Prove Necessary Are Precluded From Conducting Any Further Professional Work Without The Consent From The Ncis.