



44 Drake Close

St. Athan, CF62 4JF

Offers Over £200,000

HARRIS & BIRT



A well proportioned three bedroom, semi-detached property situated on the outskirts of a popular development with a particularly pleasant outlook over St Athan Golf Club. The accommodation briefly comprises: kitchen, WC, dining room and living room to the ground floor. First floor offers a spacious master bedroom with doors opening onto the balcony offering views of the golf club situated to the rear, two further bedrooms and a family bathroom. There is a private enclosed garden to the rear and off road driveway parking with detached garage to the front. Further benefits include, uPVC double glazing throughout and gas central heating.

The property is within easy walking distance to a range of village facilities including a Co-Op supermarket and other shops including post office, chemist etc. Also two doctors surgeries, St. Athan Church, library, St. Athan Golf Club, two pubs, well regarded primary school and close by petrol station. St. Athan is now home to Aston Martin for building their electric cars. The market town of Cowbridge is just a few miles to the north whilst easy access to the B4265 coast road brings other major centres including the capital city of Cardiff, Barry, Bridgend etc., all within easy commuting distance. Cardiff Wales Airport is within easy driving distance and there is access to the coast railway at Rhoose and Llantwit Major which links to mainline railway stations at Barry, Cardiff and Bridgend.



## Accommodation

### Ground Floor

#### Entrance Hall 2'9 x 12'5 (0.84m x 3.78m)

The property is entered via a solid wood front door with obscure glazed panels leading to the main hallway. Stairs to first floor. Carpet flooring. Radiator. Pendant ceiling light. Doors to all ground floor rooms.

#### Kitchen 9'6 x 11'10 (2.90m x 3.61m)

Fitted kitchen with features to include: a range of wall and base units with laminate worktops and tiled splash backs. Inset hot point four ring electric hob and oven. Integrated under counter washing machine. 1.5 bowl sink with drainer and curved hot and cold mixer tap. Space for fridge freezer. Walk in larder cupboard housing wall mounted gas combination boiler. UPVC part obscure glazed door to side. Window overlooking rear garden. Decorative glazed door into dining room.

#### Dining Room 12'2 x 9'9 (3.71m x 2.97m)

UPVC French doors opening onto rear patio. Wood effect laminate floor. Radiator. Opening into living room.

#### Living Room 12'4 x 14'10 (3.76m x 4.52m)

Continuation of wood effect laminate floor from dining room. Large window over looking front. Radiator. Pendant ceiling light.

#### WC 6'5 x 3'3 (1.96m x 0.99m)

Low level dual flush WC. Wall mounted wash hand basin with hot and cold mixer taps and tiled splash back. Obscure glazed window to side. Vinyl flooring. Pendant ceiling light.

### First Floor

#### Landing 2'7 x 15'4 (0.79m x 4.67m )

Split level stairs up onto first floor landing. Window over looking front. Cupboard with shelving. Further airing cupboard with shelving.

#### Master Bedroom 12'1 x 12'2 (3.68m x 3.71m)

UPVC French doors opening out onto first floor balcony offering views of the golf club and garden beyond, with decking and wrought iron railings. Double fitted wardrobes with sliding doors. Carpet flooring. Radiator. Pendant ceiling light.

#### Bedroom Two 12'1 x 11'6 (3.68m x 3.51m)

Window over looking front. Double fitted wardrobe with sliding door. Carpet flooring. Radiator. Pendant ceiling light.

#### Bedroom Three 6'10 x 11'8 (2.08m x 3.56m)

Window overlooking rear. Fitted wardrobe. Carpet flooring. Radiator. Pendant ceiling light.

#### Bathroom 6'10 x 11'8 (2.08m x 3.56m)

Modern three piece suite in white with features to include: panelled bath with glazed shower screen and wall mounted Triton electric shower. Low level, dual flush WC. Wall mounted wash hand basin with hot and cold taps. Fully tiled walls. Laminate floor. Obscure glazed window to side. Radiator. Pendant ceiling light. Extractor.

### Outside

Brick paved driveway leading to detached single car garage with up and over door, light and power, window to side and door to secure rear side passage. Pretty front garden mainly laid to lawn with brick paved pathway to front door. Secure side gate offering access to the rear of the garage with paved

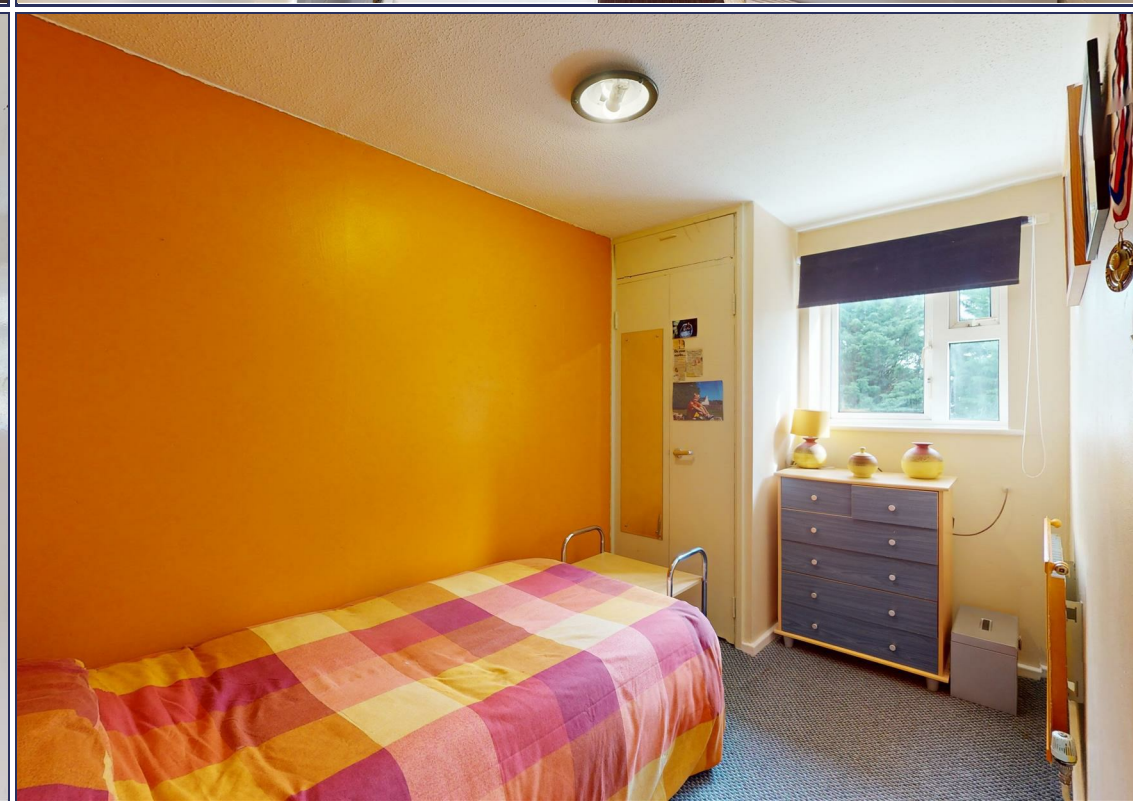
path to rear garden. The rear garden is enclosed and mainly laid to lawn with a decorative patio area offering access from the dining room. Brick built open storage area. Timber garden shed. Fenced boundaries to all sides.

### Services

All mains services are connected to the property. An annual maintenance service charge of approx. £45/month is payable on the property, this includes water.

### Directions

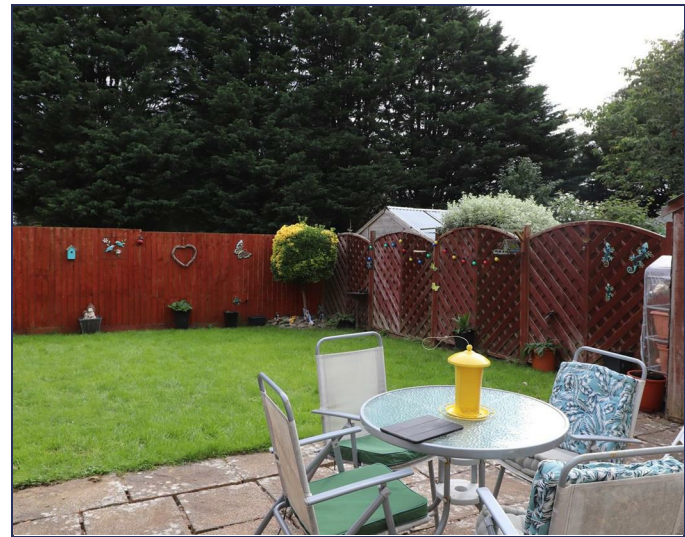
From our offices at 65 High Street, Cowbridge travel into Eastgate and at the traffic lights turn right onto the St Athan Road. Pass through the village of St Mary Church and into St Athan. Travel along Cowbridge Road and just after the main RAF camp entrance take the next left onto Clive Road. Follow the road down to the end and turn right onto Drake Close. Number 44 is situated on your right hand side.







GROSS INTERNAL AREA  
 FLOOR 1: 538 sq.ft, FLOOR 2: 538 sq.ft  
 TOTAL: 1076 sq.ft  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# HARRIS & BIRT

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>76</b>

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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