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herbert r thomas

1 Bingle Lane
St. Athan, The Vale Of
Glamorgan, CF62 4LH

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1 Bingle Lane

Offers in the Region Of
£275,000

A refurbished three bedroom
semi-detached property sitting
on a generous sized enclosed
garden plot.

Refurbished three bedroom
semi-detached family home

Generous sized enclosed
garden plot

Potential to extend subject
to relevant planning
permissions

Central Village location
within walking distance of
Primary School, shops and
other amenities

Ample off-road parking and
detached garage

Viewings highly
recommended





This refurbished, three bedroom semi-detached family home is situated within walking distance to the centre of St. Athan village. The property sits on a generous sized enclosed garden plot and there is potential to extend the property (subject to relevant planning permissions). The property offers ample off-road parking and a detached single garage.

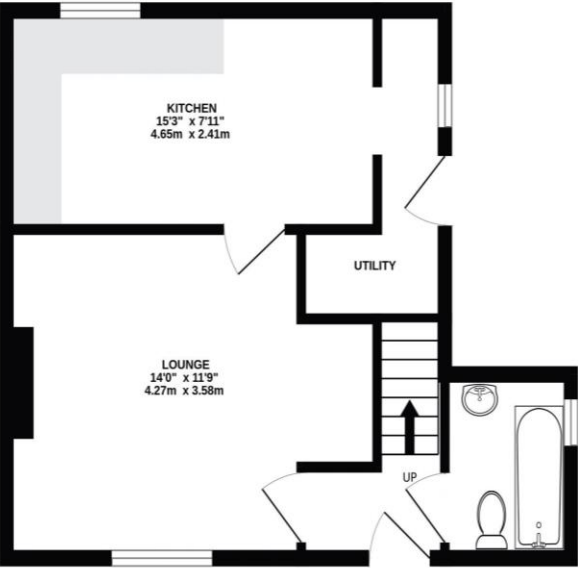
The accommodation briefly comprises of an ENTRANCE HALL with stairs rising to the first floor. The LOUNGE, with large picture window to front has exposed wooden floorboards and a marble hearth by the original chimney breast. At the rear of the property is the KITCHEN which

has two windows to rear overlooking the garden. It has a fitted range of high gloss cream base, wall-mounted and larger units, black granite effect roll top worksurfaces with matching splashback over, integrated Neff double oven with five burner gas hob above. Space and plumbing for white goods. Vinyl ornate tile effect flooring continues through an open doorway into the SIDE HALL/UTILITY AREA with part glazed pedestrian door to side, 'Baxi' gas-fired combination boiler and further space and plumbing for white goods. Off the entrance hall is the ground floor BATHROOM, with obscured glazed window to side. The

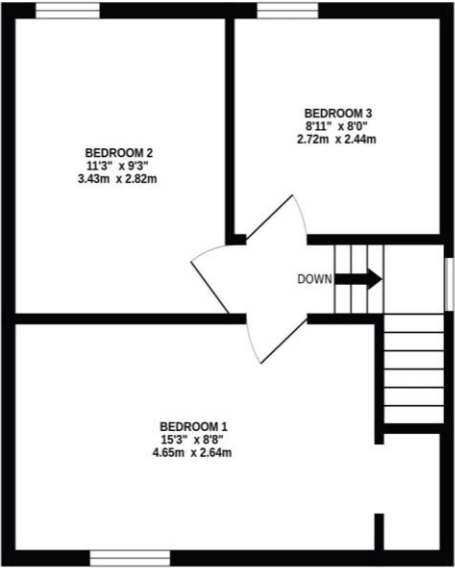
bathroom offers a white three-piece suite which includes a panel bath with full splashback tiling above and a mains powered ring for shower with handset. The room has the same vinyl tile effect flooring as the entrance hall. The first floor LANDING with window to side gives access to the bedroom accommodation. The property offers three generous sized bedrooms. BEDROOM ONE has a window to front with views of the village and beyond. It has an open door into a recessed cupboard, ideal for wardrobe space. BEDROOM TWO and BEDROOM THREE have windows to rear overlooking the garden. Bedroom two has a loft and inspection point.

To the front of the property is a paved driveway offering parking space for several vehicles. The driveway is flanked by lawn areas boarded by neat privet hedgerow and picket fencing. The detached GARAGE (9'4" x 15'1") has double doors from the driveway and window to rear, benefiting from power and lighting. The large enclosed rear garden is extensively lawned with paved patio area. It is boarded by block walling and overlap wood and chain-link fencing.

GROUND FLOOR
384 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 737 sq.ft. (68.5 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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Directions

From Cowbridge travel south along the St. Athan Road. Continue on this country Lane passing through The Herberts, and Saint Mary Church. At the roundabout, take the second exit. Continue along this road passing the entrance to RAF St. Athan on your right hand side take the first right hand turning onto Bingle Lane, where number one is the first property on your right hand side.

What3words: greyhound.trickle.swaps

Tenure

Freehold

Services

Mains gas, electricity, water and drainage

Council Tax Band D

EPC Rating D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Viewing strictly by appointment through Herbert R Thomas

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