





38 Pinewood Square

St. Athan, Barry

This well presented 3 bedroom mid terraced traditional home with provides deceptively spacious three-storey accommodation, located in a popular position of St Athan, Vale of Glamorgan. Briefly the property comprises sitting room and new kitchen/diner to the ground floor. To the first floor are two well proportioned bedrooms and a family bathroom. To the second floor is the master double bedroom (has passed building regulations when converted). Outside to the front is a well presented mature sunny garden fronting onto open green space, and an enclosed garden to the rear (with potential for a driveway subject to the usual consents). The property which has been greatly improved by the current owner, enjoys UPVC windows and doors, and gas central heating with WORCESTER COMBINATION BOILER. Estate management charges apply (£89.50/year). Pinewood Square is within easy reach of local village shops and the towns of Cowbridge and Llantwit Major with its bus and train station. An ideal first time buy or family home. Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

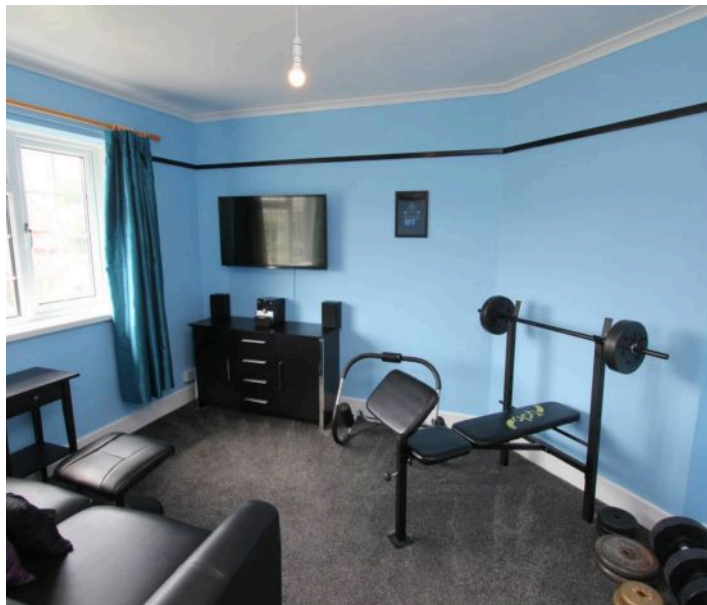




38 Pinewood Square

St. Athan, Barry

- 3 BEDROOMS. EPC C74.
- MID TERRACED HOME.
- GCH COMBI. UPVC.
- KITCHEN/DINER.
- POPULAR LOCATION.
- IDEAL FIRST TIME BUY.





GROUND FLOOR

Entrance Hallway

Radiator. Stairs to first floor. Door to sitting room. UPVC opaque glazed front entrance door with tiled canopy. Wood effect flooring.

Sitting Room

Dimensions: 13' 5" x 12' 0" (4.09m x 3.65m). UPVC bay window to front. Radiator. Door to kitchen. Wood effect flooring.

Kitchen

Dimensions: 16' 7" x 9' 4" (5.05m x 2.84m). Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Inset stainless steel sink with mixer tap. UPVC window to rear. Space for white goods. Gas hob with electric oven with hood. Radiator. Vinyl floor covering. Under stairs cupboard. Door to rear. Partially tiled walls.

FIRST FLOOR

Landing

Doors to bedrooms and bathroom. Stairs to second floor.

Family Bathroom

Dimensions: 5' 10" x 6' 1" (1.78m x 1.85m). UPVC opaque window to rear. Low level WC. Wash hand basin with mixer tap. Panelled bath with electric shower over. Radiator.

Bedroom 3

Dimensions: 9' 1" x 8' 11" (2.77m x 2.72m). UPVC window to rear. Airing cupboard containing the Worcester combination boiler providing the central heating and hot water. Radiator. Wood effect flooring. Radiator.

Bedroom 2

Dimensions: 9' 9" x 11' 0" (2.97m x 3.35m). UPVC window to front. Radiator.

SECOND FLOOR





GROUND FLOOR

Entrance Hallway

Radiator. Stairs to first floor. Door to sitting room. UPVC opaque glazed front entrance door with tiled canopy. Wood effect flooring.

Sitting Room

Dimensions: 13' 5" x 12' 0" (4.09m x 3.65m). UPVC bay window to front. Radiator. Door to kitchen. Wood effect flooring.

Kitchen

Dimensions: 16' 7" x 9' 4" (5.05m x 2.84m). Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Inset stainless steel sink with mixer tap. UPVC window to rear. Space for white goods. Gas hob with electric oven with hood. Radiator. Vinyl floor covering. Under stairs cupboard. Door to rear. Partially tiled walls.

FIRST FLOOR

Landing

Doors to bedrooms and bathroom. Stairs to second floor.

Family Bathroom

Dimensions: 5' 10" x 6' 1" (1.78m x 1.85m). UPVC opaque window to rear. Low level WC. Wash hand basin with mixer tap. Panelled bath with electric shower over. Radiator.

Bedroom 3

Dimensions: 9' 1" x 8' 11" (2.77m x 2.72m). UPVC window to rear. Airing cupboard containing the Worcester combination boiler providing the central heating and hot water. Radiator. Wood effect flooring. Radiator.

Bedroom 2

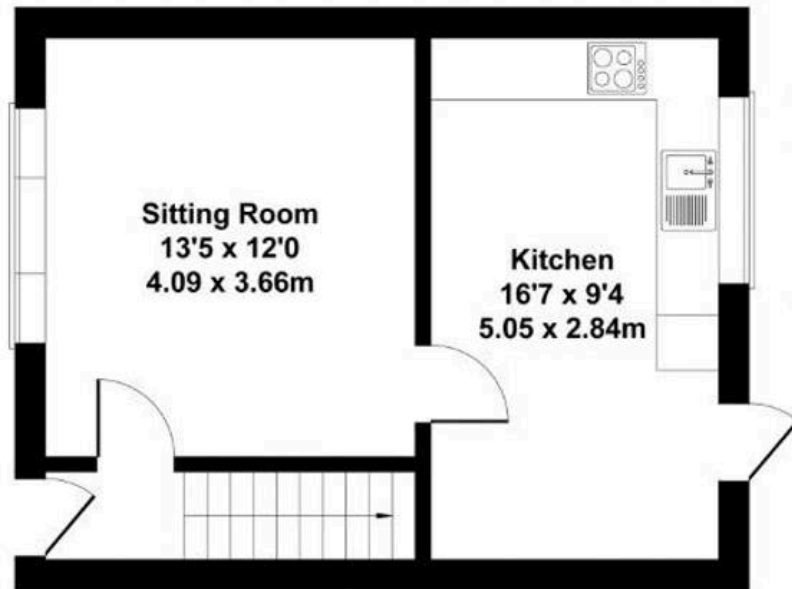
Dimensions: 9' 9" x 11' 0" (2.97m x 3.35m). UPVC window to front. Radiator.

SECOND FLOOR

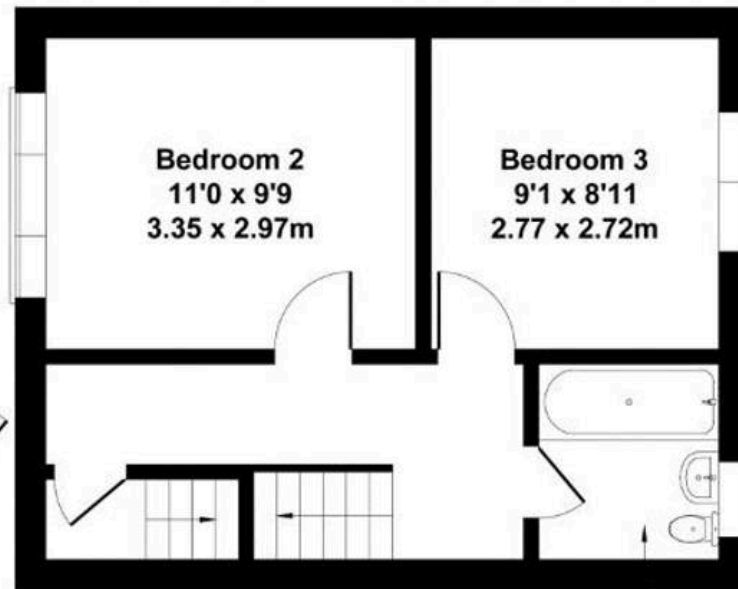


38 Pinewood Square

Approximate Gross Internal Area
877 sq ft - 81 sq m

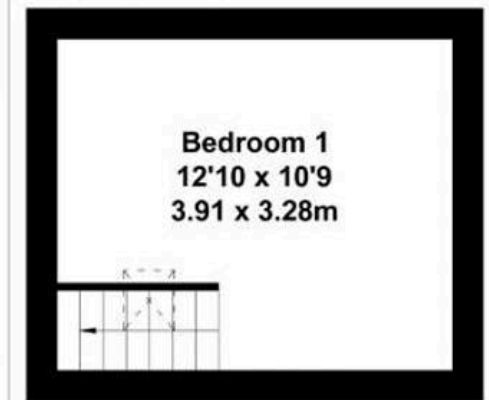


GROUND FLOOR



FIRST FLOOR

Family Bathroom
6'1 x 5'10
1.85 x 1.78m



SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2021
For Illustrative Purposes Only.



Chris Davies Estate Agents

Chris Davies Estate Agent, Heritage House East Street – CF61 1XY

01446 792020

llantwitmajor@chris-davies.co.uk

www.chris-davies.co.uk/

HELPFUL INFORMATION whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.