





## 90 Lougher Place

St. Athan, Barry

This traditional end of terrace family home with superb off road parking and impressive rear garden lies on the outskirts of this popular and mature l...

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- SEMI DETACHED HOUSE.
- 3 BEDS. 2 RECPS. GCH COMBI.
- CONSERVATORY. GARAGE.
- GENEROUS REAR GARDEN.
- IMPRESSIVE DRIVEWAY.
- MATURE VILLAGE LOCATION.





## GROUND FLOOR

### Entrance Hallway

Stairs to first floor. Radiator. UPVC opaque glazed front entrance door. Door to sitting room/dining room.

### Sitting/Dining Room

Dimensions: 13' 1" x 21' 8" (3.98m x 6.60m). UPVC window to front. Radiator. Fireplace. UPVC patio doors to conservatory. Door to kitchen.

### Conservatory

Dimensions: 9' 7" x 10' 0" (2.92m x 3.05m). UPVC French door to rear. Ceramic floor tiles.

### Kitchen

Dimensions: 9' 9" x 10' 3" (2.97m x 3.12m). UPVC window to rear. UPVC opaque glazed door to side. Radiator. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Inset stainless steel sink with mixer tap. Space for white goods. Partially tiled walls. Gas cooker. Under-stairs cupboard providing space for white goods.

## FIRST FLOOR

### Landing

UPVC window to side. Doors to bedrooms, family bathroom, and WC. Loft access.

### WC

Dimensions: 5' 6" x 2' 9" (1.68m x 0.84m). Low level WC. Radiator. UPVC opaque window to side.

### Bedroom 1

Dimensions: 9' 3" x 13' 9" (2.82m x 4.19m). UPVC window to rear. Radiator.

### Bedroom 2

Dimensions: 10' 4" x 12' 3" (3.15m x 3.73m). UPVC window to front. Radiator. Airing cupboard containing the wall mounted Ideal combination boiler providing the central heating and hot water.





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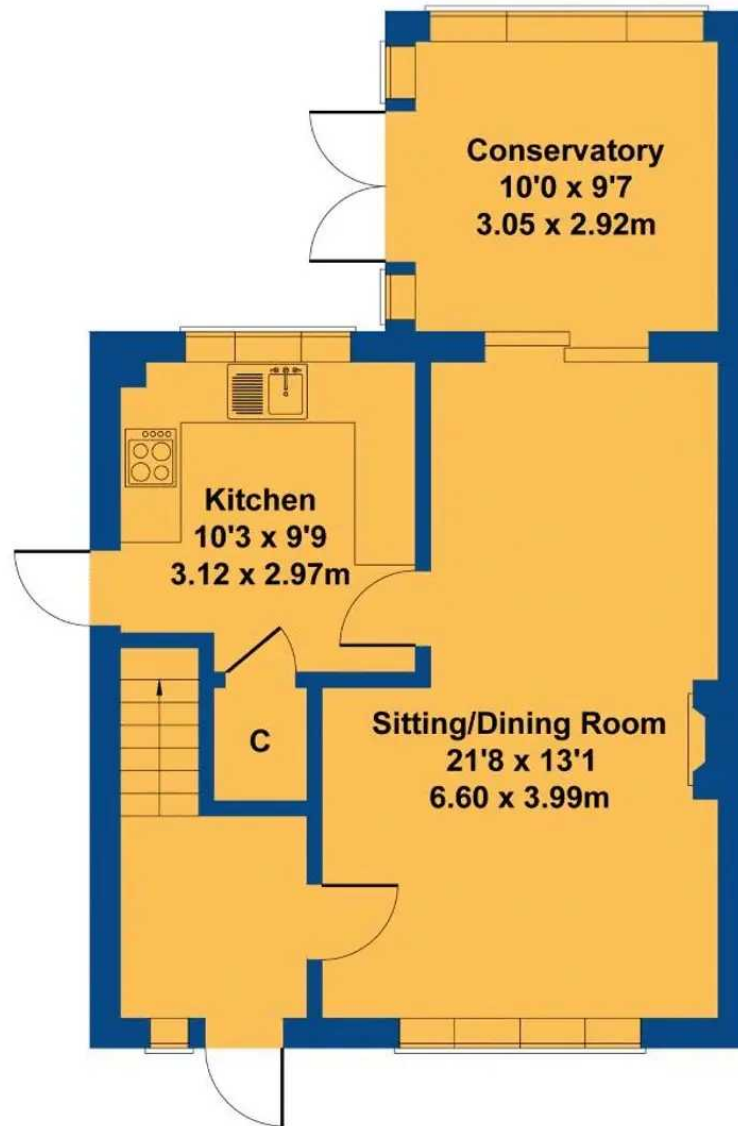




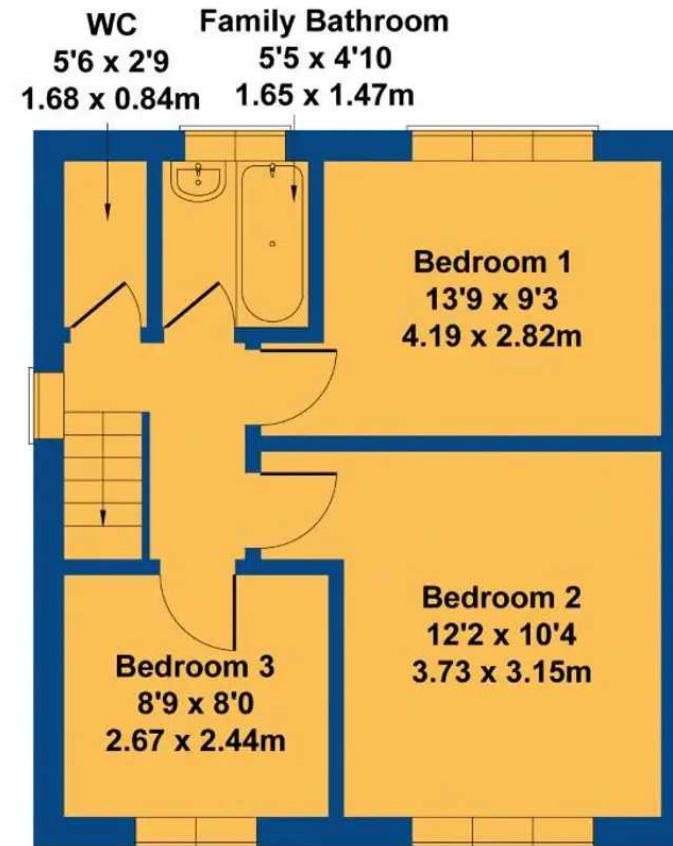


# 90 Lougher Place

Approximate Gross Internal Area  
961 sq ft - 89 sq m



**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.



## Chris Davies Estate Agents

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