







## 50 Pinewood Square

St. Athan, Barry

Fronting onto open green space, this mid terraced traditional home lies in a popular location of St Athan, Vale of Glamorgan, within easy reach of local shops, schools and amenities, and the nearby Heritage Coastline and beach. The property currently requires renovation together with a central heating system (gas is available in the road). Briefly the property comprises entrance hallway kitchen, sitting room and rear hallway to the ground floor. To the first floor are two well proportioned bedrooms and a family bathroom. Outside there are garden to the front and rear. The property enjoys UPVC windows and doors and NO FORWARD CHAIN. The property attracts a service charge. This charge is used for the upkeep, maintenance and management of the estate, which we believe is circa £89/annum. An ideal first time buy or investment property. Please note due to the condition of the property, please check with your lender the property is mortgageable. Council Tax band: B Tenure: Freehold EPC Energy Efficiency Rating: EEPC



- MID TERRACED HOME.
- 2 BEDROOMS.
- NO FORWARD CHAIN.
- POPULAR LOCATION.
- IDEAL FIRST TIME BUY.
- EPC E47





## GROUND FLOOR

### Entrance Hallway

UPVC opaque glazed front entrance door. Door to kitchen.

### Kitchen

12' 7" x 9' 3" (3.84m x 2.82m)

Under stairs cupboard. UPVC window to front. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Inset stainless steel sink with mixer tap. Integrated electric hob with oven and hood. White goods. Built in cupboard.

### Sitting Room

13' 4" x 11' 11" (4.06m x 3.63m)

UPVC window to rear. Door to rear hallway.

### Rear Hallway

UPVC door to rear. Stairs to first floor.

## FIRST FLOOR

### Landing

Doors to bedrooms and family bathroom.

### Family Bathroom

6' 4" x 6' 1" (1.93m x 1.85m)

UPVC opaque window to front. Low level WC. Wash hand basin. Panelled bath.

### Bedroom 1

11' 8" x 13' 5" (3.56m x 4.09m)

UPVC window to rear. Fireplace. Built in wardrobe with UPVC window to rear.

### Bedroom 2

9' 6" x 8' 7" (2.90m x 2.62m)

UPVC window to front. Fireplace. Airing cupboard with tank. Built in cupboard.





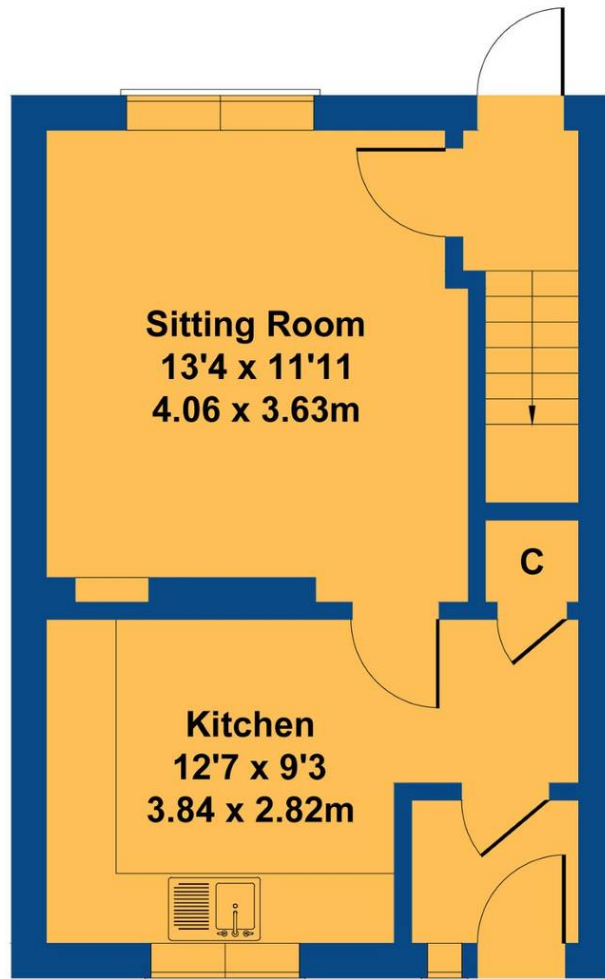
## GARDEN

Front - open plan garden laid to lawn. Rear Garden - enclosed and laid to lawn.

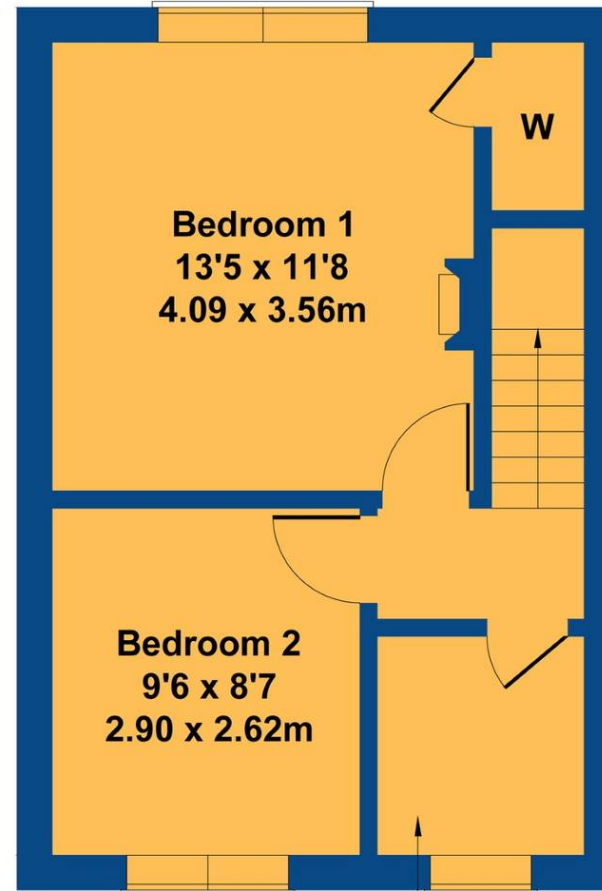


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Approximate Gross Internal Area  
689 sq ft - 64 sq m



**GROUND FLOOR**



**FIRST FLOOR**

**Family Bathroom**  
6'4 x 6'1  
1.93 x 1.85m

Not to Scale. Produced by The Plan Portal 2023  
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## Chris Davies Estate Agents

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