





7 St. Davids Crescent

St. Athan, Barry

NO FORWARD CHAIN. This very well presented DETACHED HOME has been significantly upgraded and improved by the current owner, and lies in a well regarded position in St Athan Village, near to local schools, shops and amenities and within easy reach of the Heritage Coastline. Briefly the property comprises to the ground floor entrance hallway, cloakroom/WC, sitting room and kitchen/breakfast room with patio doors to the CONSERVATORY. To the first floor are three bedrooms and a family bathroom, with en-suite to the master bedroom. Outside to the front is a garden with driveway and GARAGE. To the rear is the low maintenance garden. The property enjoys gas central heating with a COMBINATION BOILER, and UPVC triple glazing to windows and UPVC doors. Viewings are highly recommended to fully appreciate the presentation and village position.

Council Tax band: D

- DETACHED FAMILY HOME.
- 3 BEDROOMS.
- KITCHEN/BREAKFAST ROOM.
- CONSERVATORY.
- EN-SUITE. CLOAKROOM/WC.
- GARAGE. DRIVEWAY.
- NO FORWARD CHAIN.





GROUND FLOOR

Entrance Hallway

Front entrance door with tiled canopy. Radiator. Stairs to first floor. Door to sitting room and cloakroom/WC.

Cloakroom/WC

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

Sitting Room

12' 10" x 15' 9" (3.91m x 4.80m)

UPVC window to front. Radiator. Wood effect flooring. electric pebble effect fireplace. Under stairs cupboard. Door to kitchen/breakfast room.

Kitchen/Breakfast Room

Radiator. Breakfast bar area. Patio doors to conservatory. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. UPVC window to rear. Inset one and a half bowl sink with mixer tap. Eye level oven. Gas hob with hood. Built in fridge freezer. Wall mounted Worcester combination boiler providing the central heating and hot water. Partially tiled walls.

Conservatory

8' 10" x 11' 3" (2.69m x 3.43m)

UPVC French doors to rear. Radiator.

FIRST FLOOR

Landing

Doors to bedrooms and family bathroom. Loft access. Over stairs cupboard.

Bedroom 1

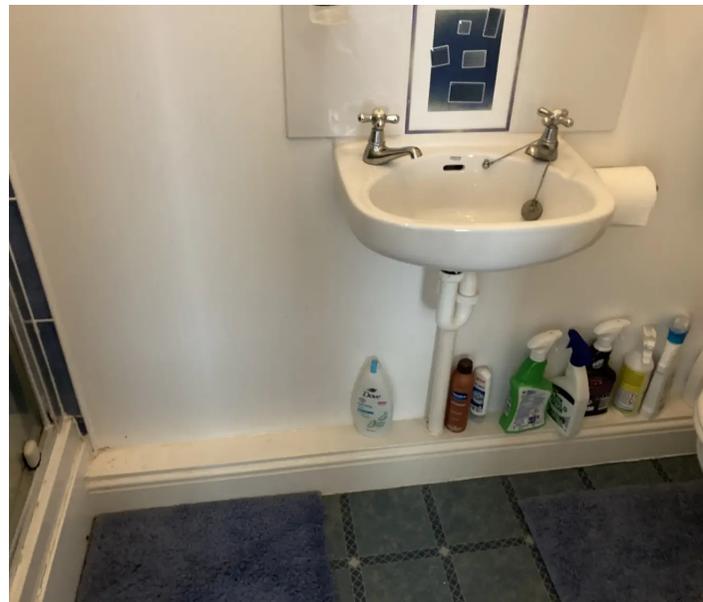
13' 2" x 8' 11" (4.01m x 2.72m)

Radiator. UPVC window to rear. Door to en-suite. Built in wardrobes etc.

Bedroom 2

9' 10" x 8' 11" (3.00m x 2.72m)

UPVC window to front. Radiator. Built in wardrobes.





Bedroom 2

9' 10" x 8' 11" (3.00m x 2.72m)

UPVC window to front. Radiator. Built in wardrobes.

Bedroom 3

10' 3" x 6' 6" (3.12m x 1.98m)

Radiator. UPVC window to rear.

Family Bathroom

6' 4" x 6' 2" (1.93m x 1.88m)

Low level WC. Pedestal wash hand basin. Panelled bath. Radiator. UPVC opaque window to front.

En-Suite

Shower Enclosure. WC. Wash hand basin.





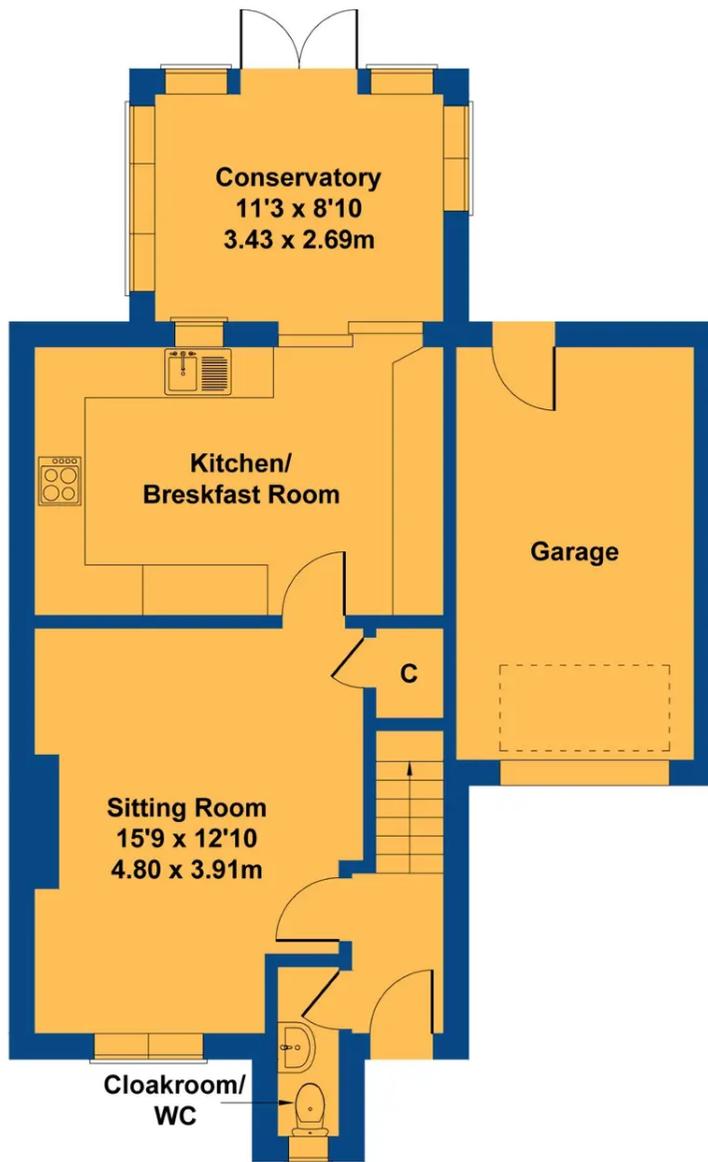
GARDEN

Front - Garden laid to lawn, enclosed with gate. Gate to side leading to back garden. Driveway. Garage with roller door. Rear Garden - enclosed and low maintenance.

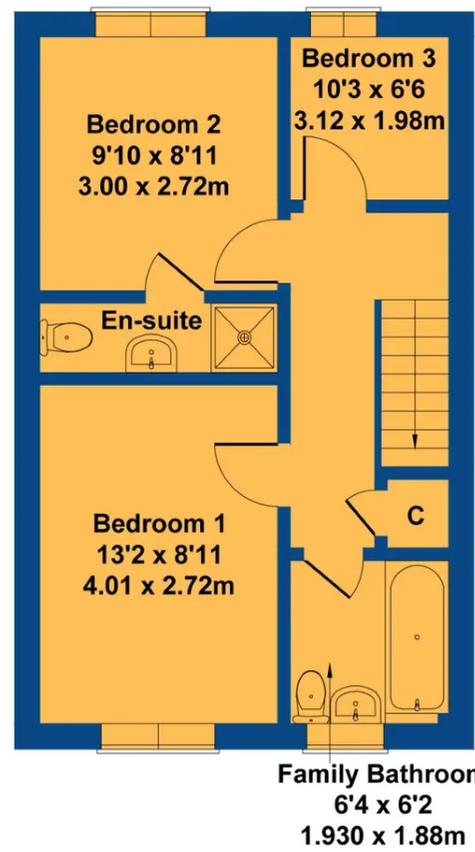


7 St Davids Crescent

Approximate Gross Internal Area
969 sq ft - 90 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
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