





18 Green Meadow Close

St. Athan, Barry

No forward chain with this well presented semi detached family home which fronts on to an area of green space and lies in a sought after location of St Athan Village, Vale of Glamorgan, close to local amenities, shops and the Heritage Coastline. This 2017 Barratt built home comprises entrance hallway, cloakroom/WC, sitting room, and kitchen/diner. To the first floor are three bedrooms, with en-suite to the master bedroom, and a family bathroom. Outside there is a driveway for three cars and garage, and enclosed private garden to the rear. The property enjoys gas central heating with a combination boiler and UPVC windows and French doors to the rear. A wonderful opportunity to buy a well presented family home in a village location. Please note there is an annual service charge of circa £200 with this property for the development. St Athan village is within easy reach of the towns of Cowbridge and Llantwit Major with its train and bus stations, and access to the M4.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





18 Green Meadow Close

St. Athan, Barry

- SEMI DETACHED HOME.
- 3 BEDROOMS. EN-SUITE.
- KITCHEN/DINER. EPC B83.
- GARAGE. DRIVEWAY FOR 3 CARS.
- NO FORWARD CHAIN.
- 2017 BARRATTS HOME.
- VERY WELL PRESENTED.





GROUND FLOOR

Entrance Hallway

Front entrance door. Radiator. Stairs to first floor. Doors to sitting room and cloakroom/WC. Wood effect flooring.

Cloakroom/WC

Low level WC. Radiator. Corner wash hand basin with mixer tap. Wood effect flooring.

Sitting Room

11' 9" x 16' 2" (3.58m x 4.93m)
UPVC window to front and side. Radiator. Wood effect flooring. Door to kitchen/diner.

Kitchen/Diner

10' 8" x 14' 11" (3.25m x 4.55m)
UPVC window and French doors to rear. Wood effect flooring. Space for dining room table and chairs. Radiator. Under stairs cupboard. Fully fitted kitchen comprising eye level units and base units with white gloss finish, and work surfaces over. Integrated Zanussi wash/dryer and dishwasher (slim line). Integrated fridge freezer. Electric oven with gas hob. Ideal combination boiler providing the central heating and hot water.



FIRST FLOOR

Landing.

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

Family Bathroom

5' 6" x 6' 3" (1.68m x 1.91m)
Low level WC. Radiator. UPVC window to rear. Panelled bath with mixer tap. Pedestal wash hand basin with mixer tap. Partially tiled walls. Vinyl floor covering.

**Bedroom 1**

8' 4" x 13' 11" (2.54m x 4.24m)

UPVC window to front. Radiator. Door to en-suite.

En-Suite

4' 5" x 8' 5" (1.35m x 2.57m)

UPVC opaque window to side. Radiator. Shower enclosure with electric mixer shower. Vinyl floor covering. Pedestal wash hand basin.

Bedroom 2

8' 4" x 10' 3" (2.54m x 3.12m)

UPVC window to rear. Radiator.

Bedroom 3

6' 6" x 8' 11" (1.98m x 2.72m)





GARDEN

Front Garden - mature shrubs. Path to front door. Rear Garden - An enclosed garden laid to lawn with paved area. Gate to side.

GARAGE

Single Garage

Up and over door. Power and lighting.

ON DRIVE

3 Parking Spaces

Driveway.





Chris Davies Estate Agents

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