







## 13 Cedar Road

St. Athan, Barry

NO FORWARD CHAIN. This very well presented semi detached property with OUTBUILDING/WORKSHOP fronting onto open green space is located on a popular development of St Athan, Vale of Glamorgan. Briefly the property comprises entrance hallway, sitting room and fitted kitchen/diner to the ground floor. To the first floor are three generous bedrooms (3rd bedroom is a flying freehold), family bathroom and separate WC. Outside there is a garden to the front with an allocated parking space opposite, and an impressive mature garden to the rear and additional space and store to the side. The property enjoys UPVC double glazed windows and doors and gas central heating. The outbuilding/workshop to the rear could also be converted into an office/study if required. This is a well proportioned home and viewings are recommended to fully appreciate the location and space available. St Athan is within easy access of the Heritage Coastline and local towns of Cowbridge and Llantwit Major with their schools, shops and amenities. Please note, the property attracts an annual/monthly service charge. This charge is used for the upkeep, maintenance and management of the estate. Council Tax band: C Tenure: Freehold EPC Energy Efficiency Rating: D EPC Environmental Impact Rating: D

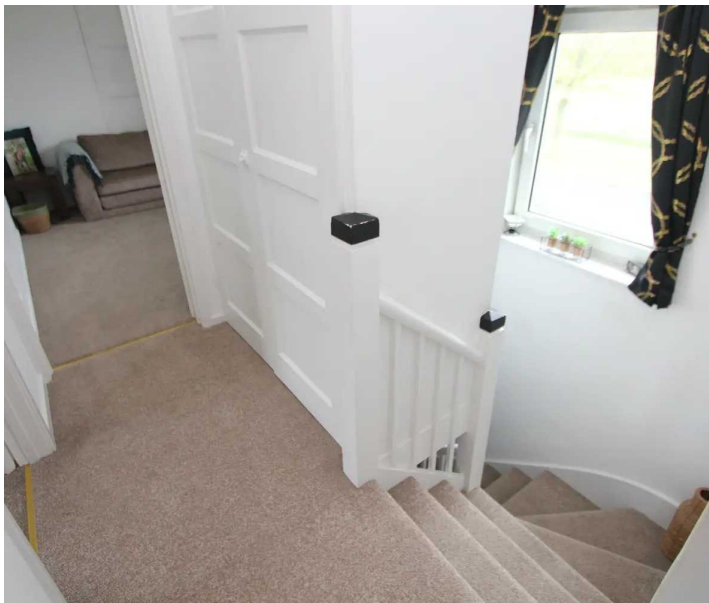




## 13 Cedar Road

St. Athan, Barry

- TRADITIONAL SEMI DETACHED.
- 3 GENEROUS BEDROOMS.
- OUTBUILDING/WORKSHOP.
- UPVC. GCH. NO CHAIN. EPC D65.
- PARKING SPACE. GARDENS.







## GROUND FLOOR

### Entrance Hallway

Stairs to first floor. Radiator. Doors to sitting room and kitchen/diner. under stairs cupboard.

### Kitchen/Diner

Dimensions: 21' 3" x 8' 3" (6.47m x 2.51m). UPVC windows to front and rear. UPVC door to side. Radiator. Fitted kitchen comprising eye level units base units with drawers and work surfaces over. Inset sink with mixer tap. Space for white goods. Wall mounted gas boiler providing the central heating. Inset gas hob with electric oven. Partially tiled walls. Vinyl floor covering.

### Sitting Room

Dimensions: 12' 3" x 13' 11" (3.73m x 4.24m). UPVC window to rear. Radiator. Open fire with fireplace surround and slate hearth. Door to kitchen/diner.

## FIRST FLOOR

### Landing

Doors to bedrooms, bathroom and WC. UPVC window to front. Airing cupboard. Loft access. Storage cupboard/wardrobe.

### Bedroom 1

Dimensions: 12' 7" x 10' 8" (3.83m x 3.25m). UPVC window to rear. Radiator. Built in wardrobe.

### Bedroom 2

Dimensions: 8' 3" x 12' 8" (2.51m x 3.86m). UPVC window to rear. Radiator. Built in wardrobe.

### Bedroom 3

Dimensions: 8' 1" x 9' 11" (2.46m x 3.02m). UPVC window to front. Radiator. Built in cupboard.







### **Bathroom**

Dimensions: 5' 3" x 8' 1" (1.60m x 2.46m). UPVC opaque window to front. Radiator. Wash hand basin. Panelled bath with electric mixer shower over. Partially tiled walls.

### **WC**

Dimensions: 4' 6" x 2' 7" (1.37m x 0.79m). UPVC opaque window to side. High level WC.

### **OUTSIDE**

#### **Front**

Open plan mature garden with side gate providing access to rear.

#### **Parking**

Allocated parking space opposite for 1 car.

#### **Rear Garden**

Dimensions: 38' wide x 42' long (11.57m x 12.79m). An enclosed garden laid to lawn with mature shrubs and trees etc. Greenhouse. Paved area.

#### **Side**

Dimensions: 23' 0" x 16' 0" (7.01m x 4.87m). Shed store. Enclosed. Laid to lawn. Please note that the owners did have planning in place for a 2 storey extension with integral garage, but this has long since lapsed.

#### **Outbuilding/Workshop**

Dimensions: 12' 10" x 9' 2" (3.91m x 2.79m). UPVC window and UPVC door. Power and lighting.



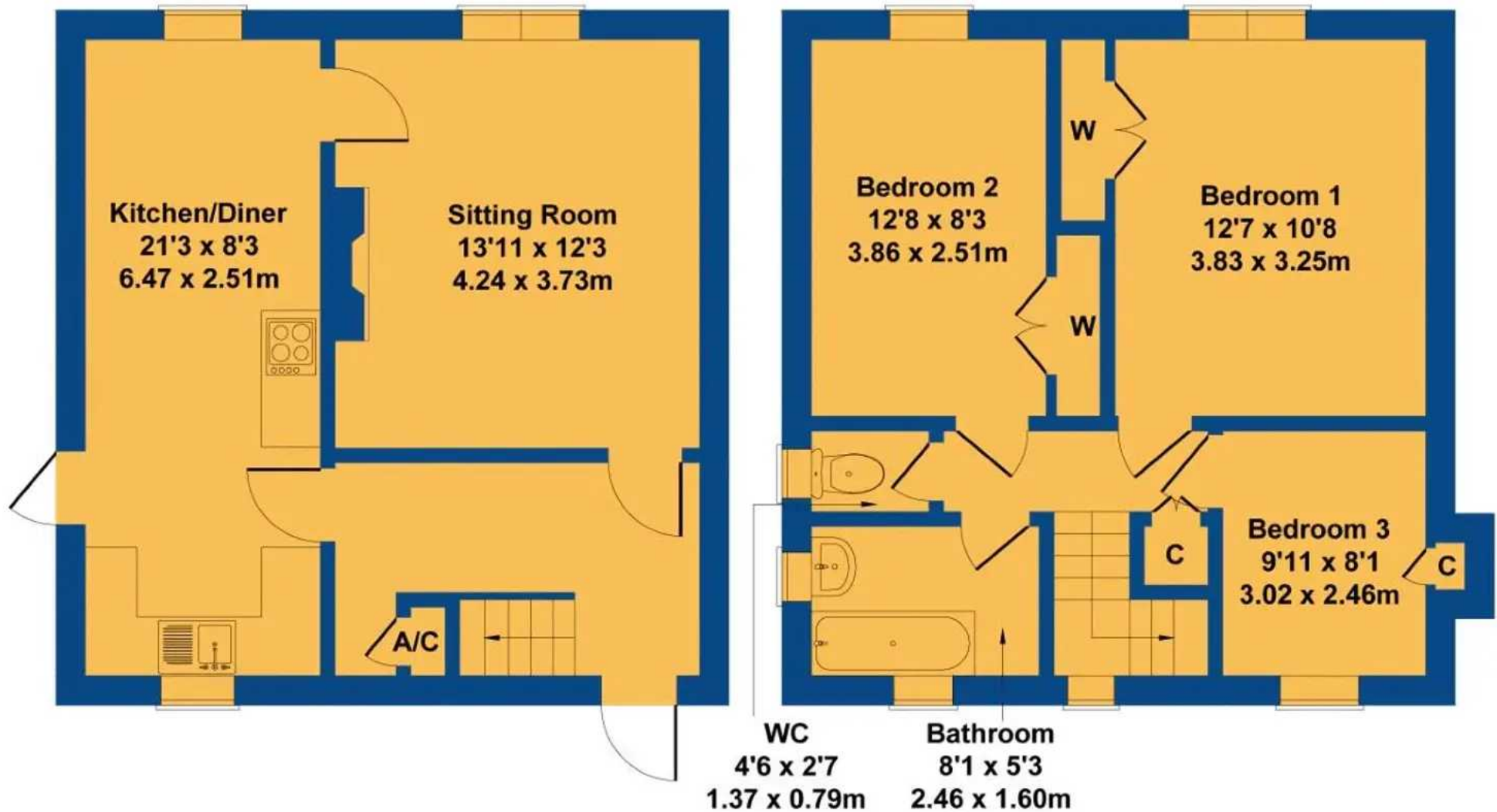






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Approximate Gross Internal Area  
909 sq ft - 84 sq m



**GROUND FLOOR**

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2022  
**For Illustrative Purposes Only.**





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