





24 Bullfinch Road

St. Athan, Barry

BEAUTIFULLY PRESENTED and FRONTING OPEN GREEN SPACE stands this traditional terraced property in a popular development in St Athan, walking distance from Llantwit Majors shops and amenities. Briefly the property comprises entrance hallway, sitting room, KITCHEN/DINER, two bedrooms and a bathroom. Outside to the front is a well presented garden adjoining a large OPEN GREEN SPACE, whilst the rear is SOUTHERLY, enclosed and well maintained. The property enjoys UPVC windows and doors, gas central heating with a 2023 COMBINATION BOILER, a modern kitchen and easy loft access. Daytime viewings recommended to appreciate the position and exterior presentation. 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

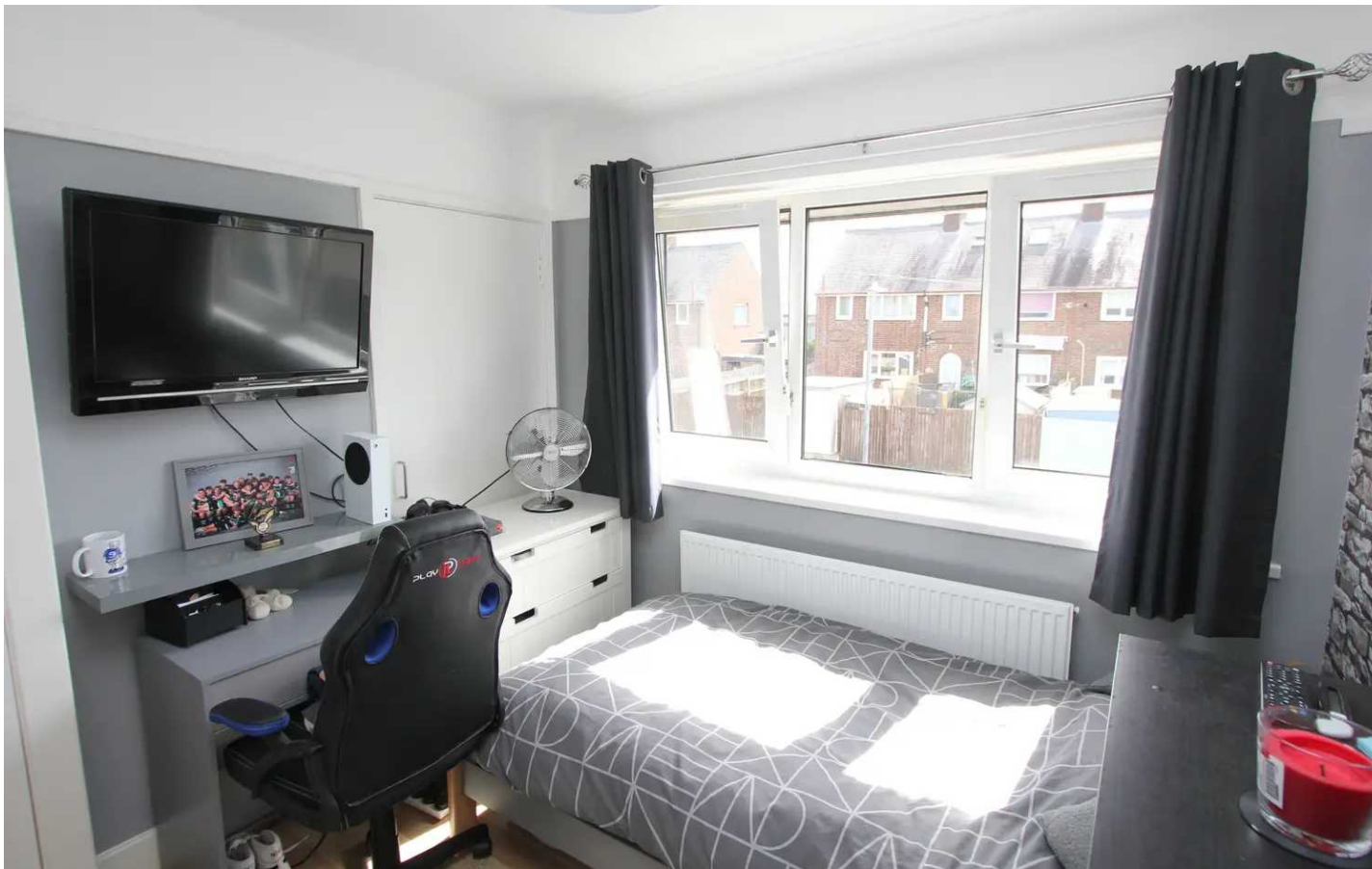
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- MID TERRACED HOME.
- 2 BEDS. KITCHEN/DINER.
- SOUTHERLY REAR. EPC D62.
- FRONTING OPEN GREEN.
- UPVC. 2023 GCH COMBI.





GROUND FLOOR

Entrance Hallway

Radiator. Stairs to first floor. Door to sitting room. Timber effect flooring.

Sitting Room

13' 2" x 11' 7" (4.01m x 3.53m)

UPVC window to front. Radiator. Timber effect flooring. Glazed door to kitchen/diner. Wood fireplace surround with pebble effect gas fire. Built in shelving.

Kitchen/Diner

16' 5" x 9' 1" (5.00m x 2.77m)

UPVC window to rear. UPVC glazed door to rear. Fully fitted replacement kitchen comprising eye level units base units with drawers, with work surfaces over. inset stainless steel sink with mixer taps. Under-stairs cupboard. radiator. Slate floor tiles. Space for table and chairs. partially tiled walls. Space for white goods. Space for gas cooker with hood.





FIRST FLOOR

Landing

Loft access (loft contains gas combination boiler providing the central heating and hot water). Doors to bedrooms and bathrooms.

Bathroom

6' 1" x 5' 10" (1.85m x 1.78m)

UPVC opaque window to rear. Panelled bath with electric shower over. Ceramic wall tiles. Timber effect flooring. Wall mounted wash hand basin. Low level WC.

Bedroom 1

13' 4" x 11' 7" (4.06m x 3.53m)

UPVC window to rear. Radiator. Linen cupboard. Built in storage cupboard. Wood effect flooring.

Bedroom 2

9' 4" x 8' 10" (2.84m x 2.69m)

UPVC window to rear. Radiator. Linen cupboard. Built in storage cupboard. Wood effect flooring.



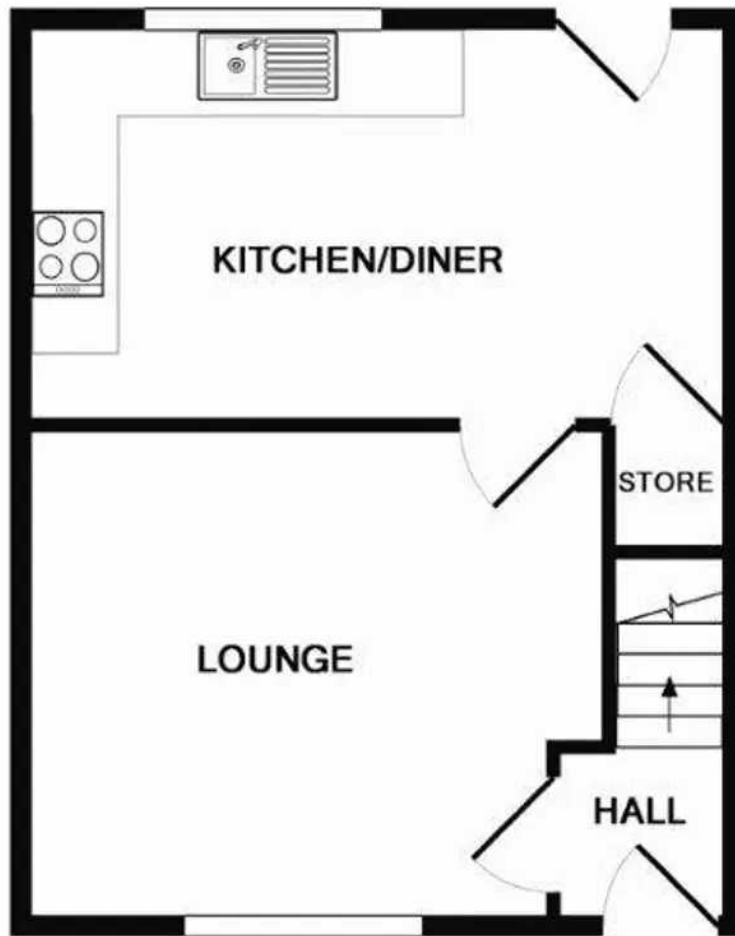


GARDEN

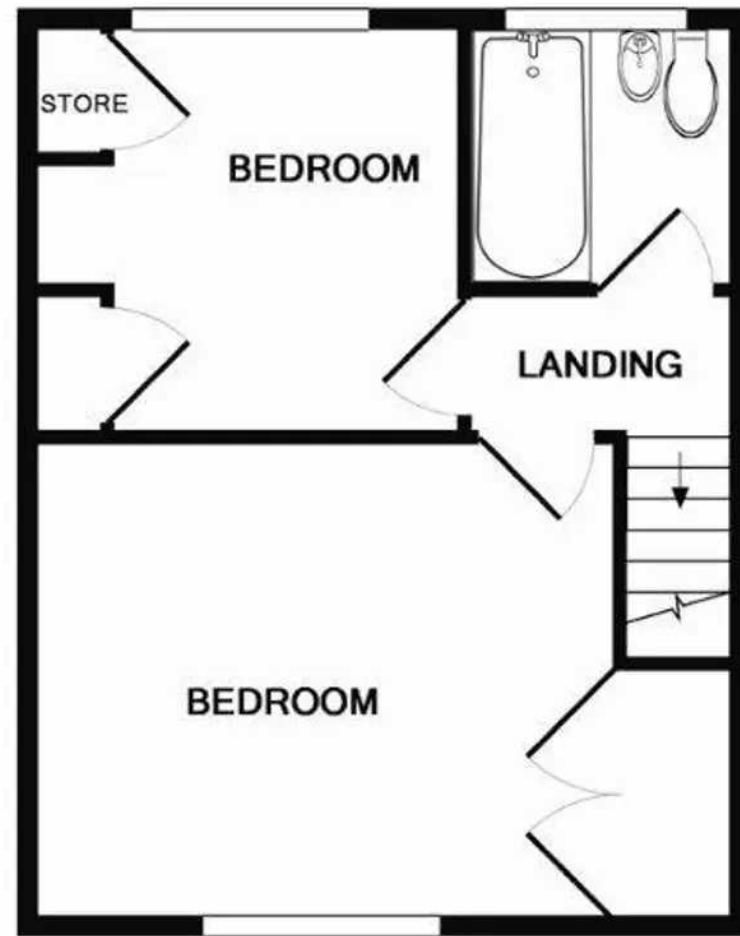
Front - An open plan well maintained garden laid to lawn fronting on to open green space. path to opaque glazed front entrance door with tiled canopy. Rear Garden - Water tap. Boundary wall/fencing. Timber gate to rear. A southerly garden laid mainly to lawn with area for table and chairs etc.







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



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 longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.