





38 Castleton Park Castleton Road

St. Athan, Barry

Spacious living accommodation with this larger than average two double bedroom Park Home with en-suite to the master bedroom, located in a rural setting on Castleton Park in St Athan, overlooking the stunning countryside in the Vale of Glamorgan. The property briefly comprises entrance hallway, kitchen/diner, sitting room, bathroom, two double bedrooms, and en-suite to the master bedroom, and rear porch. Outside there are well maintained level low maintenance gardens, and ample parking space with two driveways. The property benefits from a gas central heating with a COMBI BOILER and UPVC DOUBLE GLAZING WINDOWS AND DOORS. There is a monthly rental charge for the land. The park home is owned outright. Please note that residents of Castleton Park have to be aged 50 years and over. Castleton Park is a short distance from the shops and amenities of St Athan Village, and is within easy reach of the Heritage Coastline and beaches. Council Tax band: A Tenure: Leasehold



- PARK HOME.
- 2 BEDROOMS.
- UPVC. GCH COMBI.
- TWO DRIVEWAYS.



Entrance Hallway

Opaque glazed front entrance door. Door to kitchen/diner. Storage cupboard.

Kitchen/Diner

12' 10" x 20' 3" (3.91m x 6.17m)

Radiators. UPVC windows to front and rear. Space for dining room table and chairs. Doors to sitting room, rear porch and inner hallway. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Down lighting. Integrated fridge/freezer (2023), dishwasher and washing machine (2022). Inset one and a half bowl stainless steel sink with mixer tap. Induction hob. Wall mounted combination boiler (2019) providing the central heating and hot water. wood effect flooring. Breakfast bar area.

Rear Porch

2023 construction. UPVC glazed door to rear.

Sitting Room

11' 1" x 19' 5" (3.38m x 5.92m)

UPVC windows to front. UPVC French doors to rear. Radiators. Electric fire with fireplace surround.

Inner Hallway

Doors to bedrooms and bathroom.

Bedroom 1

10' 7" x 9' 10" (3.23m x 3.00m)

UPVC window to rear. Radiator. Doors to walk-in wardrobe and en-suite.





En-Suite

6' 9" x 5' 2" (2.06m x 1.57m)

Shower enclosure with mixer shower. Low level WC.
Wash hand basin. Vertical radiator.

Bathroom

6' 8" x 5' 8" (2.03m x 1.73m)

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

Bedroom 2

10' 0" x 9' 7" (3.05m x 2.92m)

UPVC window to front. Radiator. Built in wardrobes.





GARDEN

Low maintenance gardens to the front and rear.

DRIVEWAY

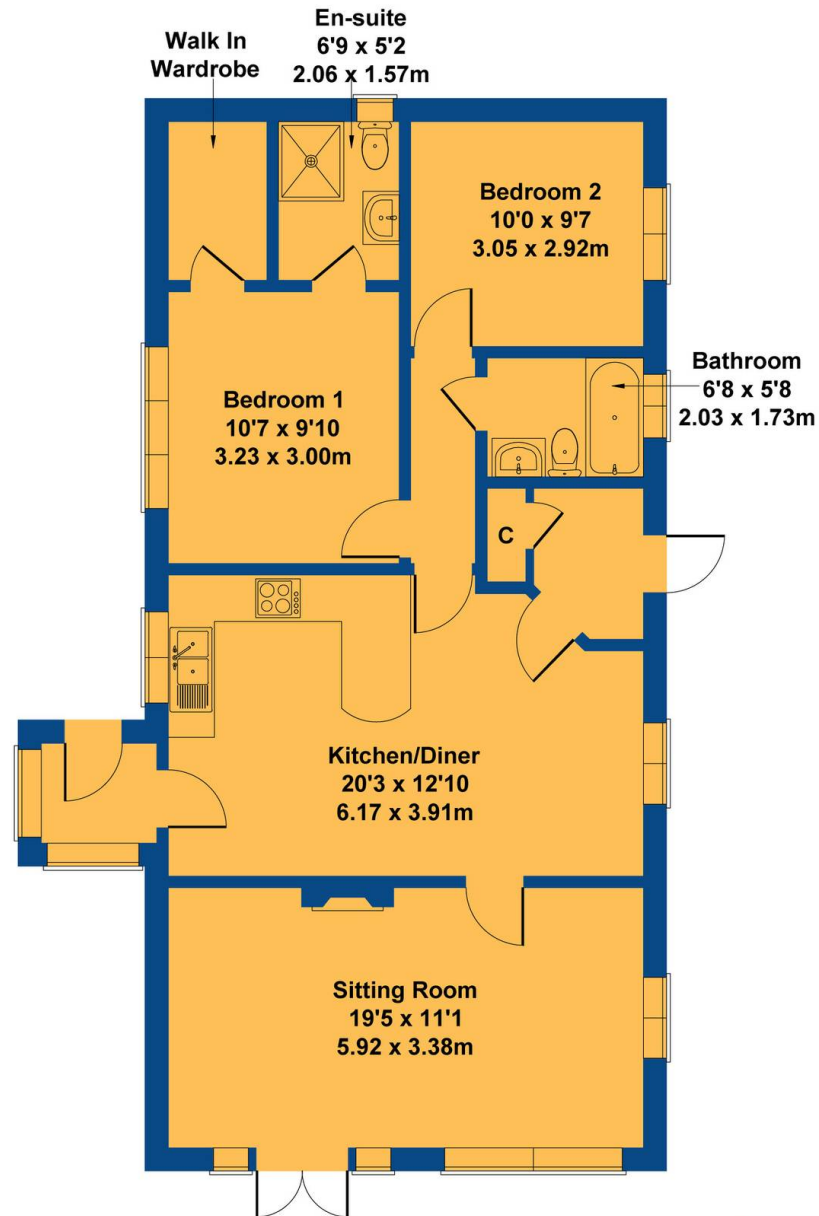
2 Parking Spaces

Two driveways providing ample off road parking.



38 Castleton Park

Approximate Gross Internal Area
904 sq ft - 84 sq m



Not to Scale. Produced by The Plan Portal 2024
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