





## 28 Pinewood Square

St. Athan, Barry

An ideal FIRST TIME BUYER property, this mid terraced traditional home which is 'ready to move into' lies in a popular location of St Athan, Vale of G...

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G





## GROUND FLOOR

### Front

Dimensions: 17' wide x 15' deep (5.18m x 4.57m). An enclosed garden laid to lawn, fronting onto open green. Path to front entrance door.

### Entrance Hallway

UPVC glazed front entrance door. Timber effect floor covering. Stairs to first floor. Door to sitting room.

### Sitting Room

Dimensions: 13' 3" x 11' 7" (4.04m x 3.53m). UPVC window to front. Timber effect floor covering. Radiator. Opening to kitchen/diner.

### Kitchen/Diner

Dimensions: 16' 3" x 9' 2" (4.95m x 2.79m). UPVC window and glazed door to rear. Fully fitted kitchen comprising eye level units and base units with drawers and wooden work surfaces over. Inset Belfast sink with mixer tap. Spaces for domestic appliances. Under-stairs storage area. Partially tiled walls. Gas hob. Inset Neff microwave and eye level oven. Breakfast bar area with space for high stools. Wall mounted Baxi combination boiler providing the central heating and hot water. Radiator.





## FIRST FLOOR

### Bedroom One

Dimensions: 10' 6" x 11' 7" (3.20m x 3.53m). UPVC window to front. Carpeted flooring. Radiator.

### Landing

Doors to bedrooms and bathroom. Door to stairs leading to the loft room. UPVC opaque glazed window to rear at base of stairs to the loft room.

### Bedroom Two

Dimensions: 9' 2" x 8' 8" (2.79m x 2.64m). UPVC window to rear. Built-in cupboard. Carpeted flooring. Radiator.

### Family Bathroom

UPVC opaque glazed window to rear. Replacement suite; Panelled bath with electric shower over. Wash hand-basin with mixer tap.. Low level WC. Down lighting. Partially tiled walls. Vertical radiator.





## SECOND FLOOR

### Loft Room

Dimensions: 12' 6" x 14' 11" (3.81m x 4.54m). Velux to rear. Built-in cupboards. Carpeted flooring. Radiator.

### OUTSIDE

#### Rear

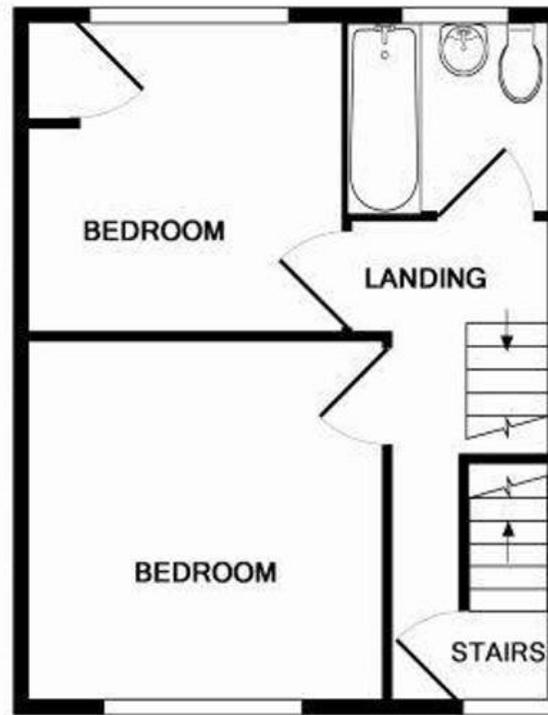
Dimensions: 25' 0" x 16' 0" (7.61m x 4.87m). An easterly enclosed and private low maintenance garden with timber fencing. Gate to rear. Timber and metal sheds.



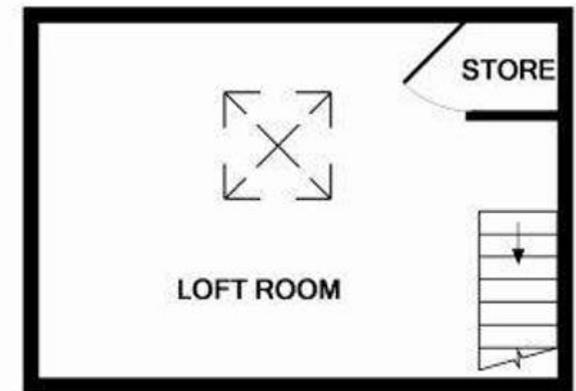




GROUND FLOOR



1ST FLOOR



2ND 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

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