







## 23 Tathan Crescent

St. Athan, Barry

This DETACHED HOUSE (which could be used as a bungalow due to the ground floor bedroom and bathroom) is located on a mature and well respected close of similar properties, located in St Athan village, Vale of Glamorgan, close to shops and amenities and within easy reach of the Heritage Coastline and its beaches. The property briefly comprises entrance porch and hallway, sitting room, bathroom, bedroom, and kitchen/diner to the ground floor. To the first floor are two well proportioned bedrooms. Outside there are enclosed gardens to the front and rear, together with a DRIVEWAY and GARAGE. The property enjoys double glazed windows and doors, sunny southerly rear garden aspect, and gas central heating with a combination boiler. NO FORWARD CHAIN. Viewing are highly recommended to fully appreciate the quiet village location, potential to modernise, and the spacious feel throughout. Council Tax band: D  
Tenure: Freehold



- DETACHED FAMILY HOME.
- 3 BEDROOMS.
- GROUND FLOOR BATHROOM.
- GCH COMBI. UPVC.
- EPC TBC. CONSERVATORY.
- DRIVEWAY. GARAGE.
- NO FORWARD CHAIN.





## GROUND FLOOR

### Entrance Porch

UPVC opaque glazed entrance doors. Opaque glazed door to entrance hallway.

### Entrance Hallway

Stairs to first floor. Radiator. Doors to sitting room, kitchen/diner, bedroom and bathroom.

### Sitting Room

13' 8" x 17' 2" (4.17m x 5.23m)

UPVC French doors to front. Coal effect gas fire with fireplace surround. Radiator.

### Bathroom

9' 1" x 5' 5" (2.77m x 1.65m)

UPVC opaque window to side. Pedestal wash hand basin. Panelled bath with mixer shower over (requires maintenance). Low level WC. Vinyl floor covering. Partially tiled walls. UPVC opaque window to side. Radiator.

### Bedroom 1

12' 7" x 9' 8" (3.84m x 2.95m)

Radiator. Glazed door to conservatory. UPVC window to conservatory.

### Conservatory

8' 0" x 10' 3" (2.44m x 3.12m)

UPVC glazed door to rear. Ceramic floor tiles.

### Kitchen/Diner

8' 9" x 21' 3" (2.67m x 6.48m)

UPVC windows to side and rear. Radiator. Fully fitted kitchen comprising eye level units base units and work surfaces over. Electric cooker. Ceramic floor tiles. Stainless steel sink with mixer tap. Glazed door to rear porch.

### Rear Porch

UPVC opaque door to rear. Space for washing machine.







## FIRST FLOOR

### Landing

Airing cupboard with wall mounted combination boiler providing the central heating and hot water.

### Bedroom 2

17' 1" x 10' 1" (5.21m x 3.07m)

UPVC window to rear. Radiator. Shower enclosure with wash hand basin. Built in storage.

### Bedroom 3

13' 5" x 10' 2" (4.09m x 3.10m)

UPVC window to front. Radiator. Built in storage.







#### **GARDEN**

Front - low maintenance garden. Rear - low maintenance southerly sunny enclosed garden with shed and side access from front. Door to garage.

#### **GARAGE**

Single Garage

Garage with up and over door.

#### **DRIVEWAY**

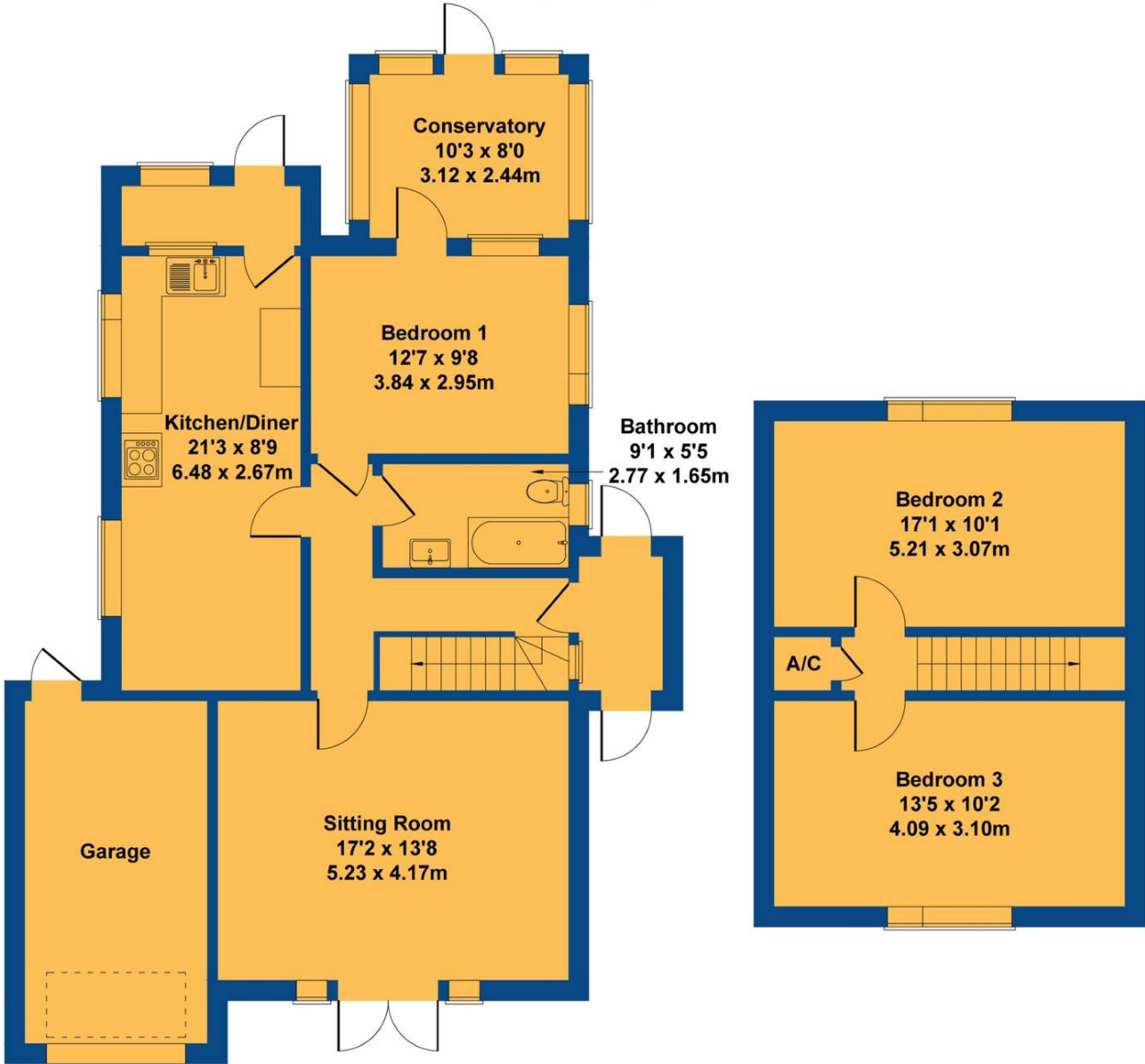
1 Parking Space

Driveway providing off road parking for one car.



# 23 Tathan Crescent

Approximate Gross Internal Area  
1421 sq ft - 132 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024  
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