





## 23 Livingstone Way

St. Athan, Barry

This end of terrace family home is located in this popular development of St Athan, Vale of Glamorgan, within easy reach of local shops, schools and the Heritage Coastline. To the ground floor, the property briefly comprises; entrance porch, boiler room, entrance hallway, cloakroom/WC, sitting room and kitchen/diner. To the first floor are three bedrooms and family bathroom. Outside there is a low maintenance garden area to the front and enclosed sunny garden to the rear, together with an allocated parking space nearby. 23 Livingstone Way enjoys gas central heating with a combination boiler and UPVC double glazed windows and doors with French doors to the rear. The property attracts a monthly service charge. This charge is used for the upkeep, maintenance and management of the estate. We believe the property to be of Wimpey No Fines construction. An ideal first time buy. Council Tax band: C  
Tenure: Freehold EPC Energy Efficiency Rating: E  
EPC Environmental Impact Rating: F



- END OF TERRACED HOME.
- 3 BEDROOMS.
- CLOAKROOM/WC.
- ALLOCATED PARKING SPACE.
- KITCHEN/DINER.
- GCH COMBI. UPVC.
- EPC: E44. NO FORWARD CHAIN.



## GROUND FLOOR

### Entrance Porch

UPVC opaque glazed front entrance door. Door to boiler room and entrance hallway.

### Boiler Room

7' 2" x 5' 8" (2.18m x 1.73m)

UPVC window to front. Wall mounted Baxi combination boiler providing the central heating and hot water.

### Entrance Hallway

Radiator. Doors to kitchen/diner, sitting room and cloakroom/WC. Under stairs cupboard. Stairs to first floor.

### Cloakroom/WC

4' 8" x 2' 3" (1.42m x 0.69m)

Low level WC. Corner wash hand basin. UPVC opaque window to front. Radiator.

### Sitting Room

11' 1" x 15' 5" (3.38m x 4.70m)

UPVC window to rear. Radiator. Door to kitchen/diner.

### Kitchen/Diner

9' 9" x 17' 10" (2.97m x 5.44m)

UPVC window to front. UPVC French doors to rear. Radiators. Wood effect flooring. Fully fitted kitchen comprising eye level units base units with work surfaces over. Inset gas hob with oven. Space for white goods. Inset stainless steel sink with mixer tap.





## FIRST FLOOR

### Landing

Linen cupboard. Loft access. Radiator.

### Bathroom

7' 0" x 5' 10" (2.13m x 1.78m)

Low level WC. Pedestal wash hand basin. Panelled bath. Ceramic floor tiles. Radiator. UPVC opaque window to front. Wood effect flooring.

### Bedroom 1

11' 6" x 11' 3" (3.51m x 3.43m)

UPVC window to rear. Radiator. Built in wardrobe.

### Bedroom 2

11' 1" x 9' 7" (3.38m x 2.92m)

UPVC window to rear. Radiator. Built in wardrobe. Wood effect flooring.

### Bedroom 3

8' 4" x 7' 3" (2.54m x 2.21m)

UPVC window to front. Radiator. Built in cupboard.





## **GARDEN**

Front - enclosed low maintenance garden area with double gate. Rear Garden - enclosed garden laid to lawn with paved area for table and chairs etc.

## **ALLOCATED PARKING**

1 Parking Space

There is an allocated parking space nearby to the rear of the property.







## Chris Davies Estate Agents

Chris Davies Estate Agent, Heritage House East Street – CF61 1XY

01446 792020

[llantwitmajor@chris-davies.co.uk](mailto:llantwitmajor@chris-davies.co.uk)

[www.chris-davies.co.uk/](http://www.chris-davies.co.uk/)

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