





Highmead Higher End

St. Athan, Barry

Charming 3-bed semi-detached home in a mature area. Features 2 reception rooms, 2 bathrooms, garage, driveway. Impressive kitchen, serene garden. Nearby amenities, easy access to towns. Viewings recommended.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- PERIOD SEMI DETACHED 3 BEDROOM PROPERTY. EPC 63D
- 2 RECEPTION ROOMS, 2 BATHROOMS
- GARAGE AND DRIVEWAY FOR MULTIPLE VEHICLES
- LONG ESTABLISHED REAR GARDEN
- IMPRESSIVE KITCHEN/DINING ROOM
- WELL REGARDED MATURE LOCATION





Hallway

10' 0" x 5' 0" (3.05m x 1.52m)

Wooden entrance door with glazed panels leading to hallway. uPVC window to side. Carpet flooring. Radiator. Stairs to first floor. Doors to living room and music room.

Music Room

15' 0" x 10' 0" (4.57m x 3.05m)

Measured into bay window. uPVC bay window to front. Carpet flooring. Radiator. Door to hall.

Living Room

15' 0" x 9' 10" (4.57m x 3.00m)

Not including depth of alcoves. uPVC window to front. Carpet flooring. Multi fuel log burner with slate hearth. Part glazed alcove cabinet for storage. Doors to hallway and kitchen/diner.

Kitchen

14' 0" x 11' 0" (4.27m x 3.35m)

Porcelain wood effect tiled flooring. Fitted with a range of modern base units with worktops from Cardiff Marble. AEG appliances to include five burner gas hob, extractor fan, double oven and integrated fridge freezer. Sink with left hand drainer. uPVC window to rear. Radiator. Space for dining table and chairs. Large pantry cupboard for storage. Doors to entrance hall and utility room.



Utility Room

9' 0" x 5' 11" (2.74m x 1.80m)

Porcelain wood effect tiled flooring continues through period wooden door from kitchen/diner. Base units with worktop from Cardiff Marble. Sink with left hand drainer. Space for washing machine. uPVC window to side. Timber stable door with glazed window to rear garden. Doors to shower room and kitchen/diner.

Shower Room

5' 11" x 5' 0" (1.80m x 1.52m)

Porcelain wood effect tiled flooring. Shower cubicle with Triton electric shower. Low level WC. Door to utility room.



Landing

13' 0" x 5' 0" (3.96m x 1.52m)

Width narrows to 2'10". Carpet flooring. uPVC window to side. Access to loft which is partially boarded with pull down ladder. Radiator. Stairs to ground floor. Doors to three bedrooms and bathroom.

Bedroom

10' 0" x 10' 0" (3.05m x 3.05m)

uPVC window to front. Carpet flooring. Radiator. Storage cupboard. Door to landing.

Bedroom 2

10' 0" x 9' 0" (3.05m x 2.74m)

Measurements do not include depth of fitted wardrobes. uPVC window to front. Carpet flooring. Radiator. Door to landing.

Bedroom 3

9' 11" x 8' 0" (3.02m x 2.44m)

Measurements do not include depth of fitted wardrobes. uPVC window to rear. Carpet flooring. Cupboard housing boiler. Radiator. Door to landing.

Bathroom

6' 10" x 4' 0" (2.08m x 1.22m)

uPVC window to rear with obscured glazing at the bottom. Carpet flooring. Part tiled walls. Fitted with a three piece suite comprised of bath, close coupled WC and pedestal wash-hand basin. Mirrored storage cabinet. Radiator. Door to landing





REAR GARDEN

295' 3" x 59' 1" (90m x 18m)

Large rear garden measuring approximately 90m x 10m which widens to 90m x 18m at the rear. Wood and coal stores. Two greenhouses and a shed with power and light to remain. Well established and mature garden, mainly laid to lawn with patio area, ornamental stone and mature shrubs and trees. Side door to garage. Areas for growing vegetables.

GARDEN

Long driveway with parking for multiple vehicles. Lawned area with trees and shrubs. Driveway leads to garage with up and over door.

DRIVEWAY

4 Parking Spaces

Long driveway offering ample parking for multiple vehicles

GARAGE

Single Garage

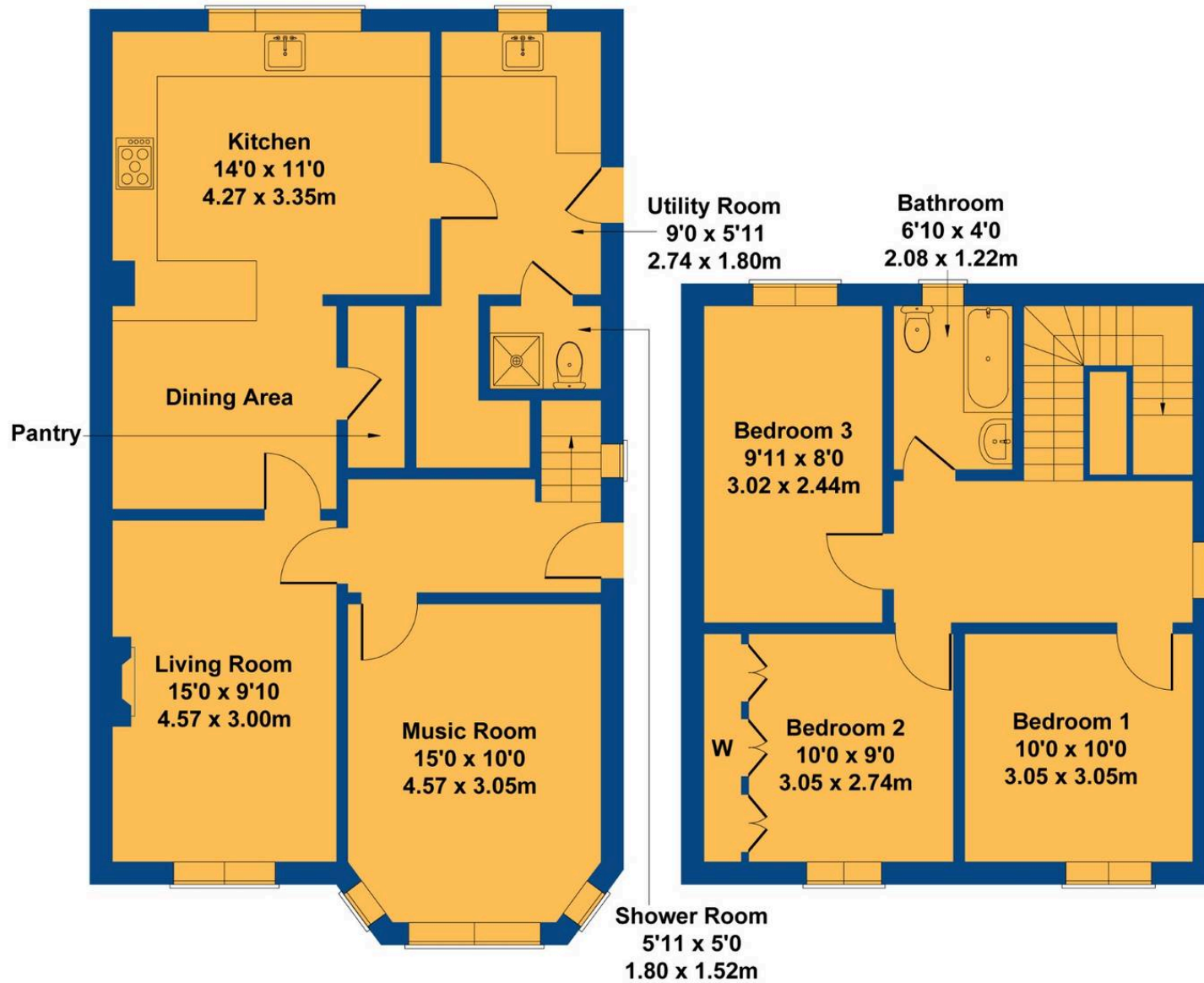
Power and light. Door and windows to side. Windows to rear. Accessed from drive through an up and over door





Highmead, Higher End

Approximate Gross Internal Area
1335 sq ft - 124 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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