





5 Pinewood Square

St. Athan, Barry

Well presented 2 bed end of terrace home in St Athan, Vale of Glamorgan. Three-story accommodation with attic office. Wrap around garden, UPVC windows, Worcester combi boiler. Ideal first time or investment purchase. Close to shops, transport links.

Council Tax band: B

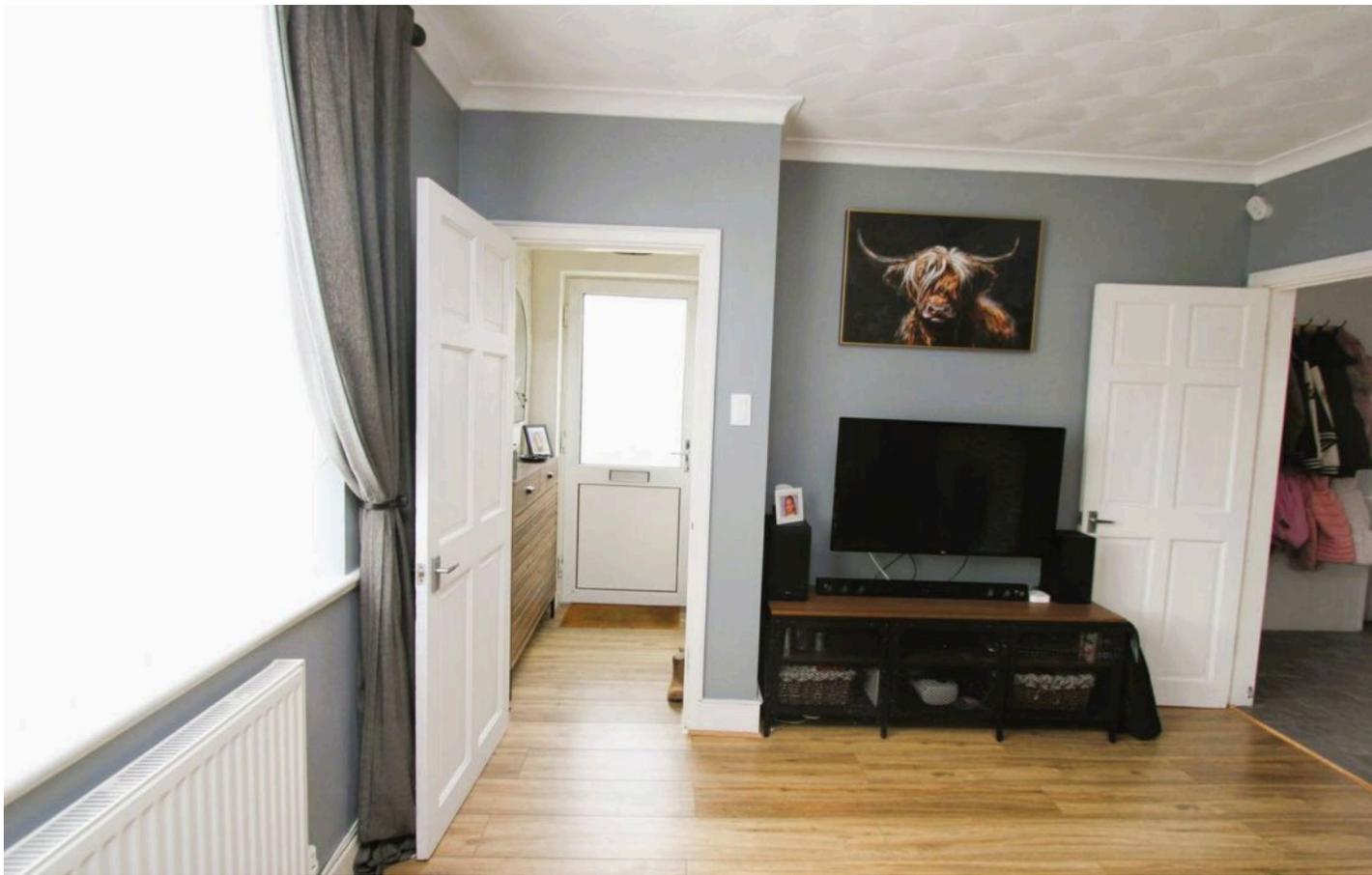
Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- TWO BEDROOMS PLUS ATTIC ROOM
- END OF TERRACE, EPC 53E
- GAS CENTRAL HEATING, COMBI BOILER





Hallway

3' 10" x 3' 0" (1.17m x 0.91m)

uPVC door to side. Laminate flooring. Stairs to first floor. Door to living room.

Lounge

13' 0" x 11' 0" (3.96m x 3.35m)

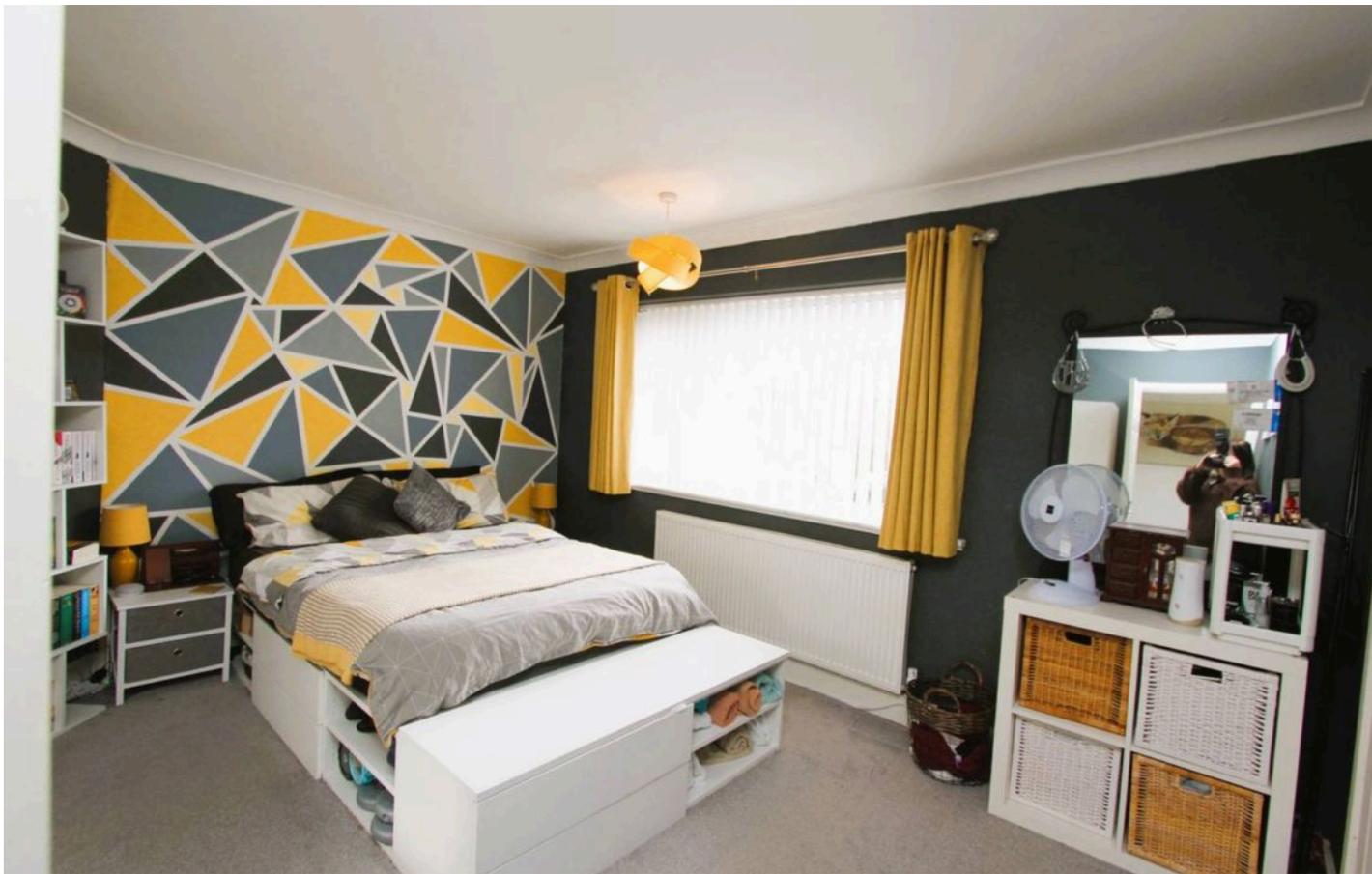
uPVC window to front. Laminate flooring. Log burner with slate hearth and wooden over mantle. Feature arched alcove. Radiator. Doors to hall and kitchen.

Kitchen

16' 0" x 9' 0" (4.88m x 2.74m)

uPVC window to rear. uPVC door to side. Fitted with a range of wall and base units with wood effect worktop. Electric oven and hob to remain. Tiled walls and splashback. Worcester combi boiler housed in cupboard. Stainless steel sink with mixer tap and right hand drainer. Radiator. Fuse box. Under-stairs cupboard. Door to living room.





Landing

6' 0" x 2' 10" (1.83m x 0.86m)

uPVC window to side. Carpet flooring. Doors to bedrooms and bathroom. Stairs to ground floor.

Bathroom

5' 11" x 6' 0" (1.80m x 1.83m)

uPVC window to side with obscured glazing. Fitted with a suite comprising of bath with mains powered shower and screen, wash-hand basin with storage cupboard and low level wc. Laminate flooring. Part tiled walls. Door to landing.

Master Bedroom

13' 0" x 11' 0" (3.96m x 3.35m)

uPVC window to front. Radiator. Carpet flooring. Door to landing. Door providing access to stairs to loft room.

Bedroom 2

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

Narrows to 8'0 to chimney breast. uPVC window to rear. Carpet flooring. Door to landing.

Service Charge

The property attracts a service charge. This charge is used for the upkeep, maintenance and management of the estate, which we believe is circa £89/annum.





Attic Office Room

13' 0" x 9' 0" (3.96m x 2.74m)

Velux window to front. Restricted head height at sides. Accessed via stairs from the master bedroom. Carpet flooring. Radiator. Eaves storage cupboards.

Gardens

Larger than average for the area, this fully enclosed low maintenance wrap around garden is accessed via timber doors to the side. Offering distinct zones linked by paths, there are a mixture of ornamental slate shingle and plants to the front, decked areas for seating to the side and artificial grass to rear and side with a shed/playhouse to remain.

ON STREET

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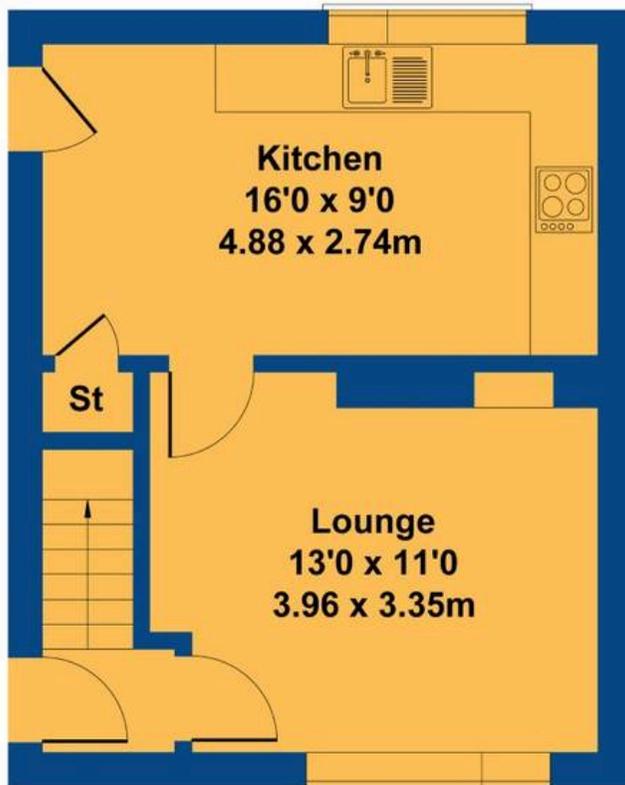




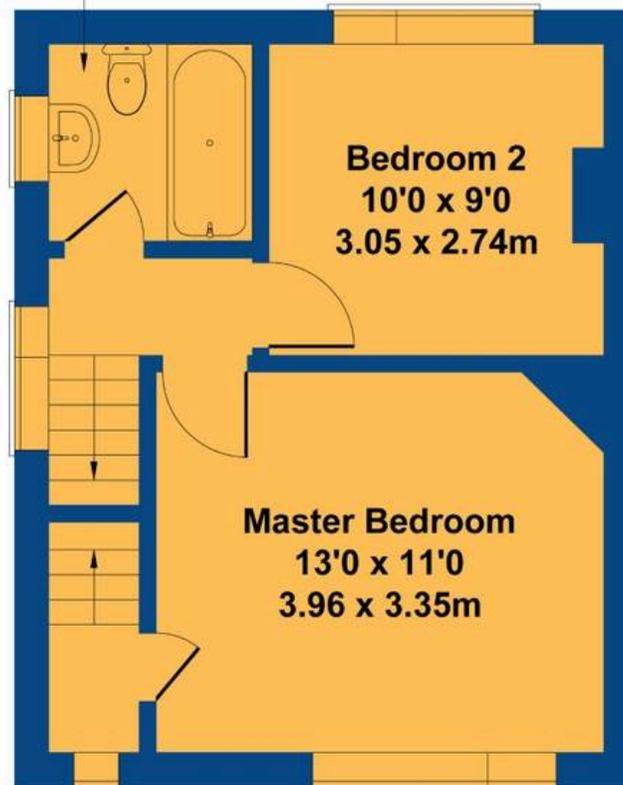
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Approximate Gross Internal Area
807 sq ft - 75 sq m

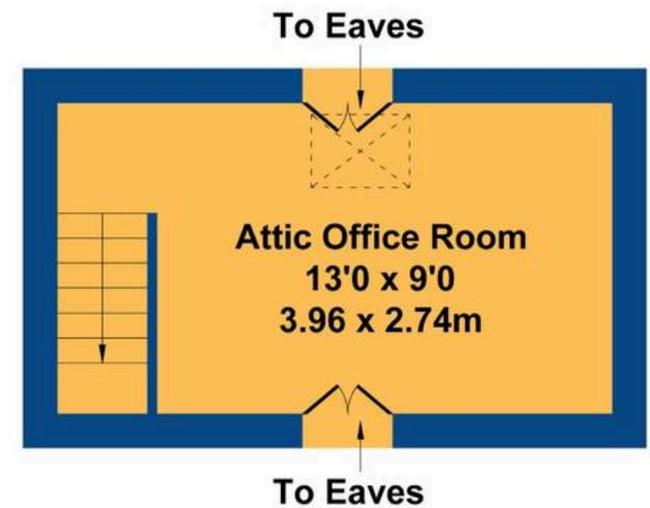
Bathroom
6'0 x 5'11
1.83 x 1.80m



GROUND FLOOR



FIRST FLOOR



ATTIC

Not to Scale. Produced by The Plan Portal 2025
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