







## 33e Pantycelyn Place

St. Athan, Barry

This spacious bungalow which has been fully modernised throughout comes with no forward chain, and is within easy walking distance of locals shops and amenities of St Athan village, Vale of Glamorgan. The property briefly comprises; entrance porch, kitchen, sitting room, hallway, 3 bedrooms with en-suite shower room tot he master bedroom and family bathroom. Outside there are low maintenance gardens with driveway providing ample off road parking. The property enjoys gas central heating with a combination boiler and UPVC windows and doors. St Athan village is withing easy reach of the towns of Llantwit Major and Cowbridge, and also the Heritage Coastline with its beaches. Viewings are highly recommended to fully appreciate the condition and spacious accommodation. Council Tax band: C Tenure: Freehold EPC Energy Efficiency Rating: C EPC Environmental Impact Rating:

- SEMI DETACHED BUNGALOW.
- EPC C69.
- 3 BEDROOMS.
- 2 BATHROOMS.
- NO FORWARD CHAIN.
- QUIET TUCKED AWAY POSITION.
- GCH COMBI. UPVC.
- DRIVEWAY.
- VILLAGE LOCATION.



### Entrance Porch

5' 7" x 3' 10" (1.70m x 1.17m)

UPVC front entrance door. UPVC window to front. UPVC glazed door to kitchen.

### Kitchen

10' 11" x 15' 0" (3.33m x 4.57m)

Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Inset sink with mixer tap. Built in oven. Electric hob with extractor fan over. Space for washing machine. Wall mounted combination gas boiler providing the central heating and hot water. Vinyl floor covering. Radiator.

### Sitting Room

17' 4" x 16' 0" (5.28m x 4.88m)

UPVC window to side. UPVC window and door to front. Radiators.

### Inner Hallway

Doors to bedrooms and bathroom. Study area.

### Bedroom 1

11' 9" x 12' 4" (3.58m x 3.76m)

UPVC window to side. Radiator. Door to en-suite. Door to rear garden.

### En-Suite

8' 10" x 5' 1" (2.69m x 1.55m)

Walk in shower with mixer shower. Wash hand basin. Low level WC. Non slip vinyl floor covering. partially tiled walls. Radiator.

### Bedroom 2

8' 7" x 14' 4" (2.62m x 4.37m)

UPVC window to side. Radiator. Storage cupboard.

### Bedroom 3

13' 10" x 10' 6" (4.22m x 3.20m)

UPVC window to rear. Radiator.







### **Family Bathroom**

9' 11" x 5' 8" (3.02m x 1.73m)

Panelled bath with shower attachment over. Low level WC. Wash hand basin with mixer tap.







## **GARDEN**

Enclosed wrap around gardens.

## **DRIVEWAY**

2 Parking Spaces

Ample off road parking to the front for approximately two cars. Access is via a block paviour area (owned by 33e).





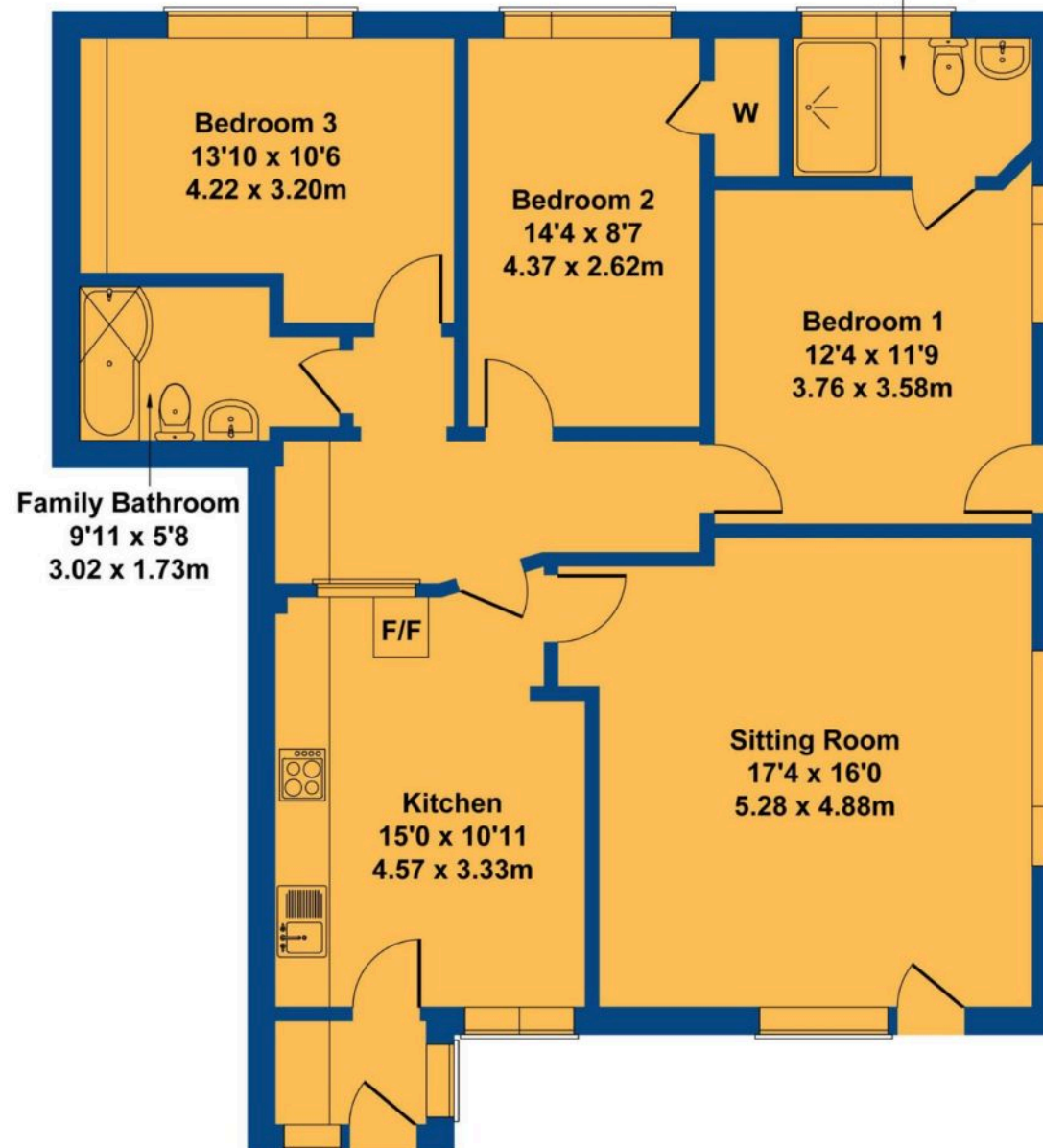




# 33E Pantycelyn Place

Approximate Gross Internal Area  
1130 sq ft - 105 sq m

En-suite  
8'10 x 5'1  
2.69 x 1.55m



Not to Scale. Produced by The Plan Portal 2025  
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## Chris Davies Estate Agents

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