







## 6 Walnut Grove

St. Athan, Barry

This lovely traditional mid terraced property fully renovated throughout in 2022 is located in a popular development in St Athan, Vale of Glamorgan. Briefly the property comprises entrance hallway, sitting/dining room and kitchen to the ground floor. To the first floor are three bedrooms and shower room. To the second floor is an impressive attic room with new veluxes (no building regs in place so not classed as a bedroom). Outside to the front is a low maintenance garden, and a well maintained enclosed westerly garden to the rear. The property enjoys Dunraven UPVC double glazed windows and doors, LED lighting, gas central heating with a COMBINATION BOILER (boiler serviced yearly), new roof in 2022, non allocated parking nearby, 2022 shower room, and new flooring throughout. This is an ideal first time buyer or family home within easy reach of St Athan village with its schools, amenities, shops and the nearby Heritage Coastline. The property attracts an annual/monthly service charge (£89/annum). This charge is used for the upkeep, maintenance and management of the estate. Council Tax band: C Tenure: Freehold EPC Energy Efficiency Rating: E EPC Environmental Impact Rating: E







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St. Athan, Barry

- TRADITIONAL TERRACED HOME.
- VERY WELL PRESENTED.
- 3 BEDROOMS. ATTIC ROOM.
- FULLY RENOVATED THROUGHOUT.
- GCH COMBI. UPVC.
- IDEAL FIRST TIME BUY.
- EPC E53.







## GROUND FLOOR

### Entrance Hallway

UPVC front entrance door. UPVC window to front. Stairs to first floor. Radiator. Excellent space for storage/coats etc. Door to sitting room. Wood effect flooring.

### Sitting Room

17' 9" x 13' 5" (5.41m x 4.09m)

Patio doors to rear. Radiator. Door to kitchen. Wood effect flooring.

### Kitchen

17' 4" x 7' 7" (5.28m x 2.31m)

UPVC door to front. UPVC opaque glazed door to rear. Fully fitted kitchen comprising eye level units base units and work surfaces over, with soft-close doors and drawers. Inset stainless steel sink with mixer tap. Ceramic floor tiles. Space for white goods. Integrated electric oven with hob and hood. Partially tiles walls. Wall mounted combination boiler providing the central heating and hot water. Radiator. Under stairs storage area.







## FIRST FLOOR

### Landing

Doors to bedrooms and shower room. Linen cupboard. UPVC window to front.

### Shower Room

5' 4" x 7' 7" (1.63m x 2.31m)

UPVC opaque windows to front. Low level WC. Wash hand basin with mixer tap. Vertical radiator/heated towel rail. Wood effect flooring. Shower enclosure with mixer shower.

### Bedroom 1

13' 2" x 9' 0" (4.01m x 2.74m)

UPVC window to rear. Radiator. Built-in wardrobe. Stairs to attic room. Built in cupboard.

### Bedroom 2

12' 5" x 8' 8" (3.78m x 2.64m)

UPVC window to front. Radiator. Over-stairs cupboard. Built in wardrobe. Over stairs cupboard.

### Bedroom 3

8' 10" x 7' 7" (2.69m x 2.31m)

UPVC window to rear. Radiator. Built-in wardrobe.

### Attic Room

24' 0" x 8' 2" (7.32m x 2.49m)

Veluxes to front and rear. Built in storage in eaves. Radiator.





## GARDEN

Front Garden - a low maintenance enclosed garden with storage shed. Rear Garden - An enclosed well maintained sunny westerly garden with roofed decking area for table and chairs etc. Water tap.



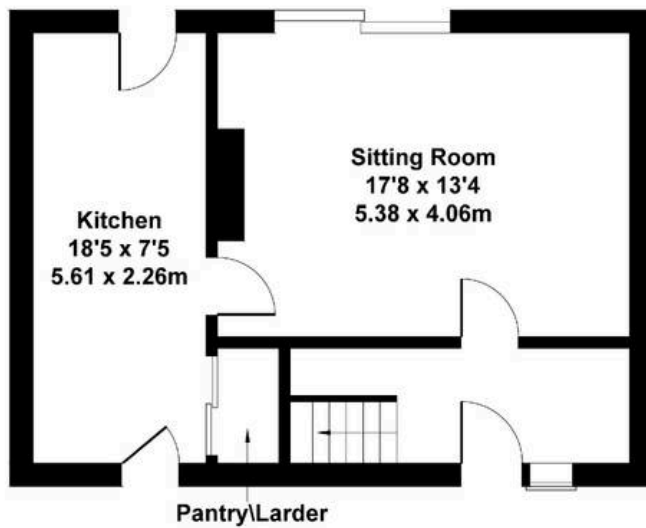




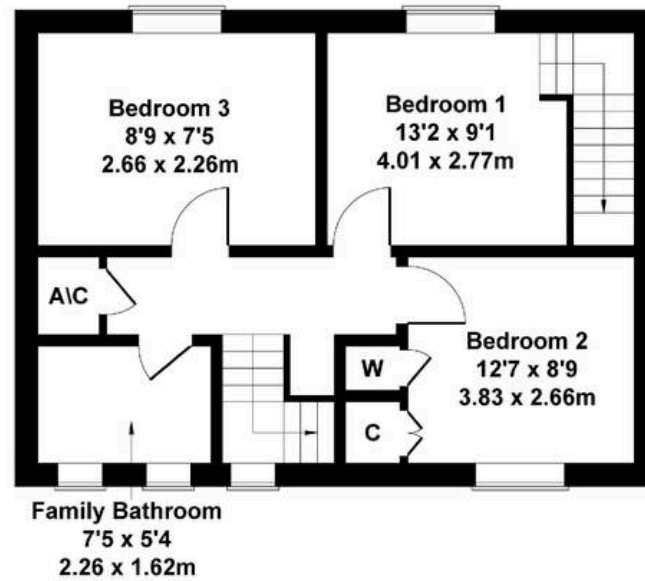


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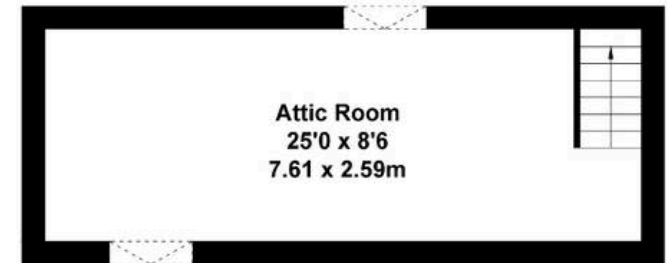
Approximate Gross Internal Area  
1173 sq ft - 109 sq m



GROUND FLOOR



FIRST FLOOR



ATTIC

Not to Scale. Produced by The Plan Portal 2021  
For Illustrative Purposes Only.





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