





38 Scott Close

St. Athan, Barry

On this popular development near to St Athan village, Vale of Glamorgan, stands this well presented mid terraced family home. The property briefly comprises entrance porch, store room (which is currently being used as a dressing room), entrance hallway, sitting room, kitchen/diner, two double bedrooms and a family bathroom and separate WC. Outside there is an enclosed level westerly garden to the rear with sheds. The property enjoys gas central heating with a COMBINATION BOILER, UPVC double glazed windows and French doors, and an allocated parking space nearby. Viewing is recommended to fully appreciate the deceptively spacious accommodation. The property attracts a service charge (circa £41/month). This charge is used for the upkeep, maintenance and management of the estate, and the water supply. St Athan is within easy reach of the market town of Cowbridge, and Llantwit Major with their secondary schools and shops etc.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





38 Scott Close

St. Athan, Barry

- MID TERRACED FAMILY HOME.
- 2 DOUBLE BEDROOMS.
- UPVC. GCH COMBI.
- SUNNY REAR GARDEN.
- ALLOCATED PARKING SPACE.
- EPC E54.
- WELL PRESENTED.
- POPULAR LOCATION.
- IDEAL FIRST TIME BUY.





GROUND FLOOR

Store Room

Radiator. Power and lighting.

Entrance Porch

UPVC opaque glazed front entrance door. Doors to store room and entrance hallway.

Entrance Hallway

Radiator. Stairs to first floor. Door to sitting room and kitchen/diner. Under stairs cupboard.

Kitchen/Diner

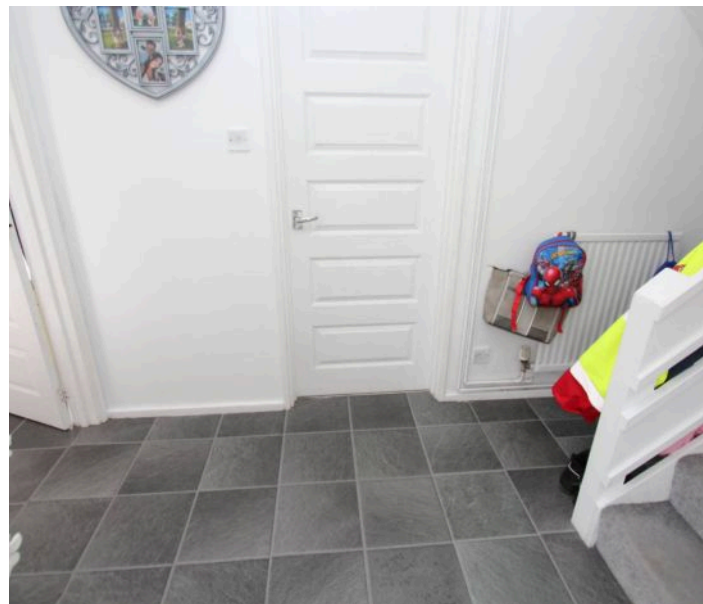
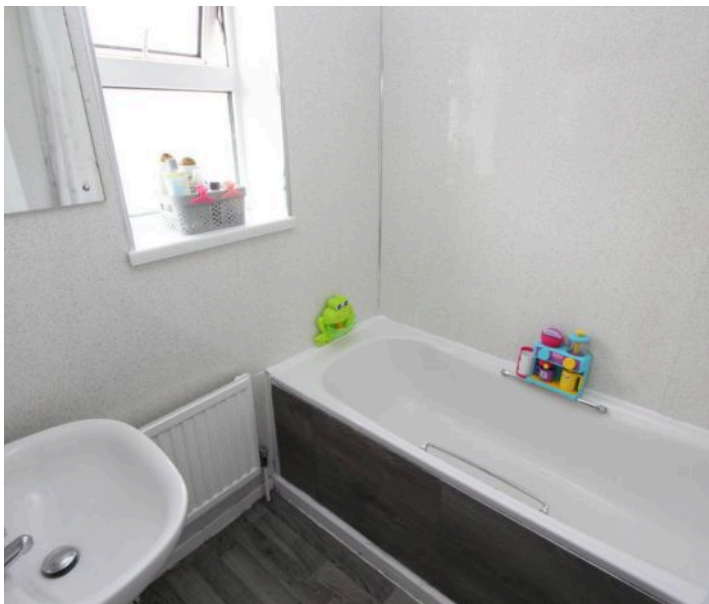
17' 2" x 9' 7" (5.23m x 2.92m)

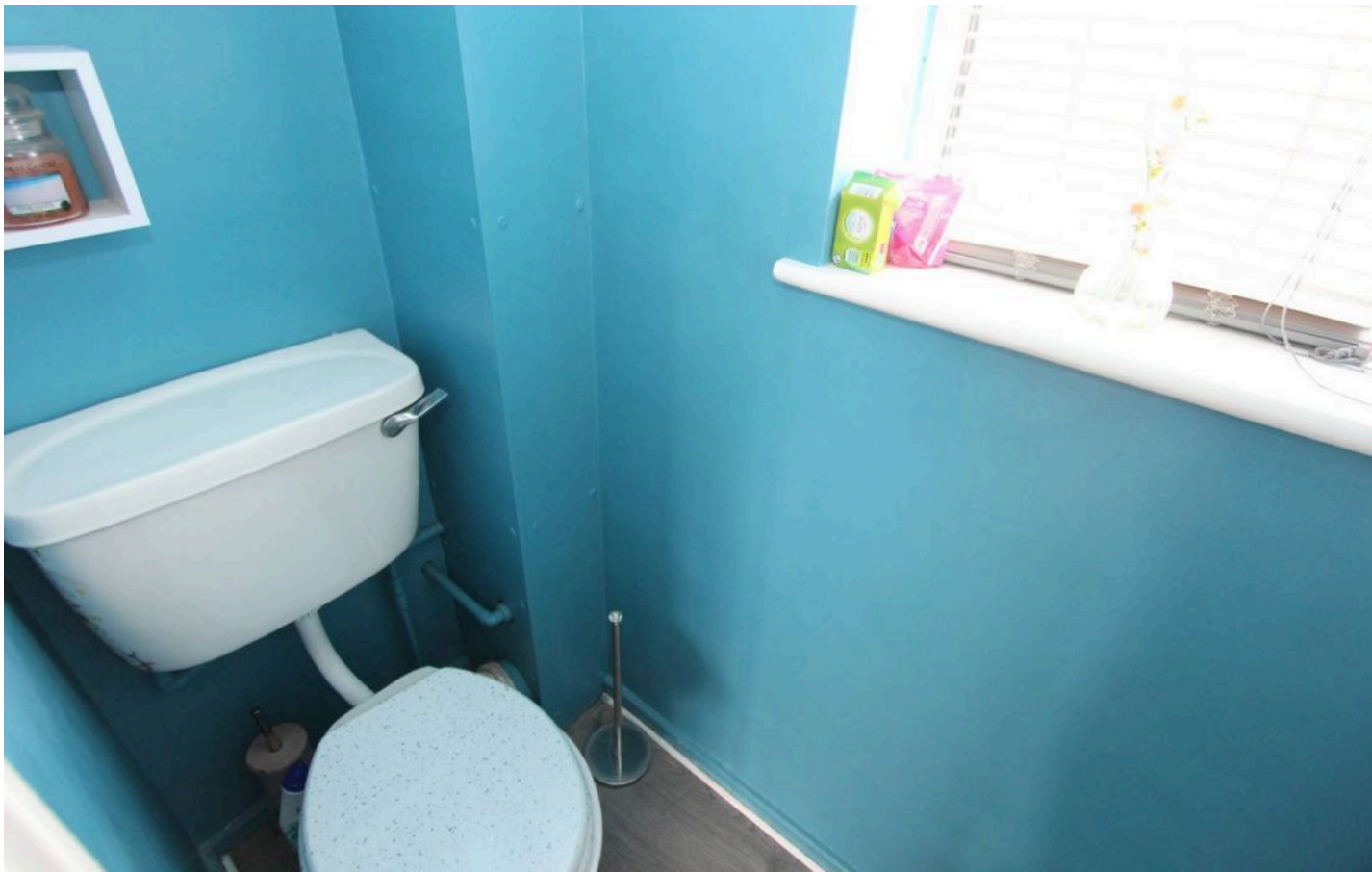
UPVC French doors to rear. UPVC window to front. Fully fitted kitchen comprising eye level units with drawers and work surfaces over. Inset sink with mixer tap. Integrated gas hob and oven. Radiator. Space for white goods. Door to sitting room.

Sitting Room

13' 5" x 10' 11" (4.09m x 3.33m)

UPVC window to rear. Radiator. Wood effect flooring.





FIRST FLOOR

Landing

Radiator. Loft access. Doors to bedrooms and bathroom and WC. Airing cupboard with wall mounted combination boiler providing the central heating and hot water. Linen cupboard.

Bedroom One

11' 5" x 11' 3" (3.48m x 3.43m)

UPVC window to rear. Radiator. Built in wardrobe.

Bedroom Two

11' 2" x 10' 3" (3.40m x 3.12m)

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

Bathroom

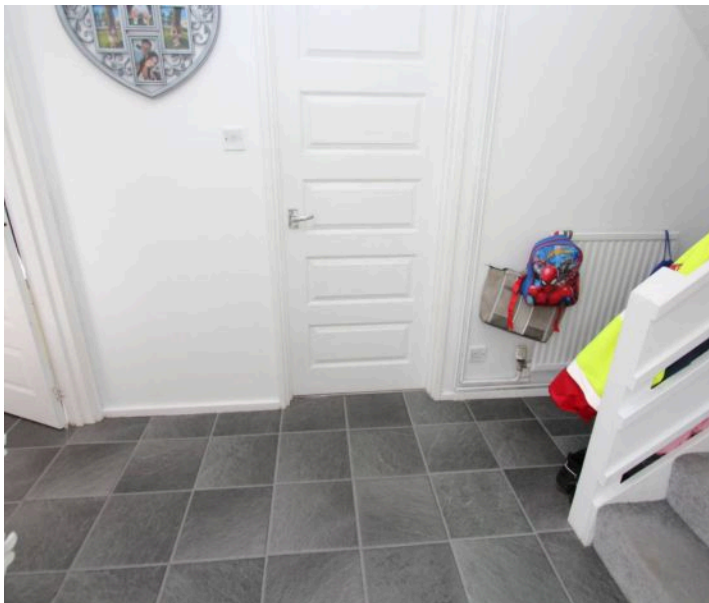
5' 7" x 5' 7" (1.70m x 1.70m)

UPVC opaque window to front. Radiator. Pedestal wash hand basin. Panelled bath with electric mixer shower over. Wood effect flooring. Ceramic wall tiles.

WC

5' 0" x 2' 1" (1.52m x 0.64m)

UPVC opaque window to front. Low level WC.





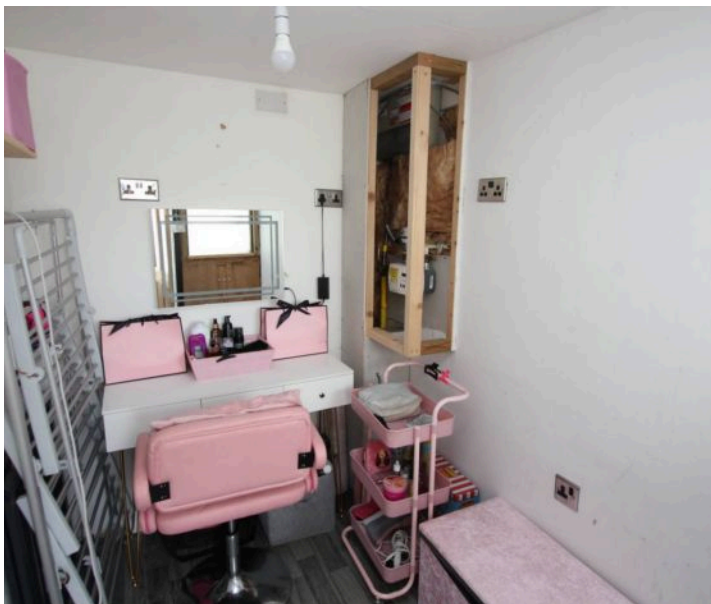
GARDEN

Front – low maintenance area. Rear Garden – An enclosed garden laid mainly to lawn. Decking area. Gate to rear. Two sheds. Store.

ALLOCATED PARKING

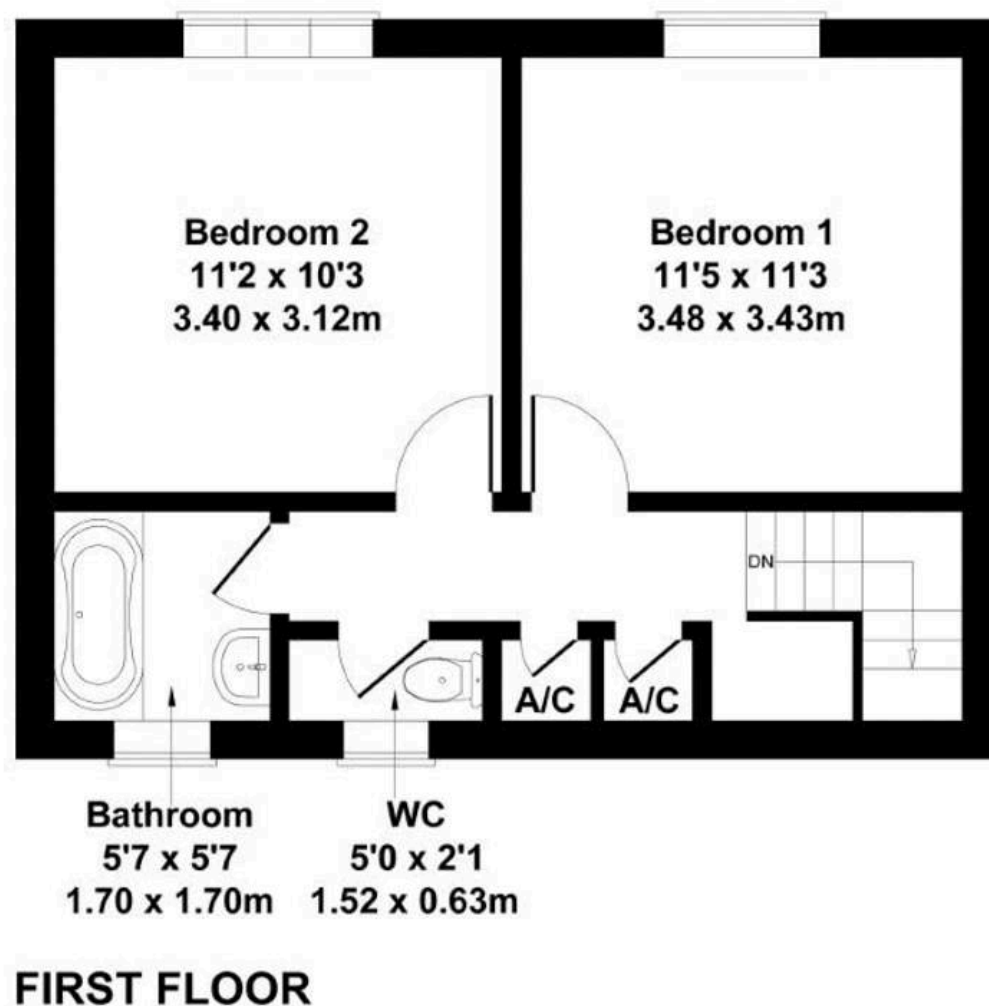
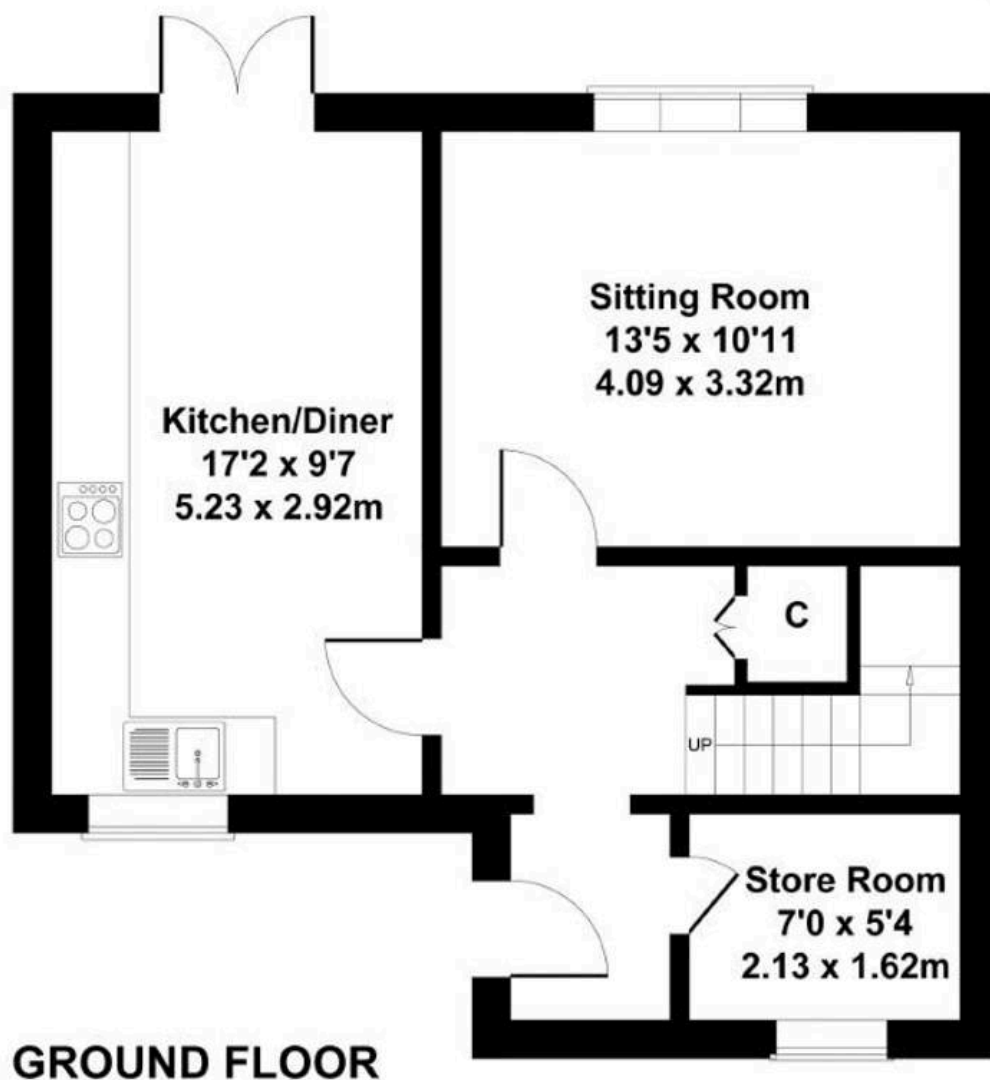
1 Parking Space

There is an allocated parking space nearby.



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Approximate Gross Internal Area
875 sq ft - 81 sq m



Not to Scale. Produced by The Plan Portal 2020
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