





1 Ivy Cottages Church Lane

St. Athan, Barry

1 Ivy Cottages is a charming 2-bed, 2-bath semi-detached cottage in St Athan Village. Walking distance to shops, close to Heritage Coastline. Features porch, living room, kitchen, 2 bedrooms, attic room, and private garden with driveway. Traditional charm awaits!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Charming traditional semi-detached cottage
- Tucked away location close to the amenities of St Athan
- Driveway parking
- Two bedrooms, two bathrooms
- uPVC windows





Porch

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

Composite door to front. Natural flooring. Doorway to Living Room.

Living Room

18' 0" x 15' 0" (5.49m x 4.57m)

Upvc windows to front and side. Doorway to porch. Oak stairs to first floor. Door to kitchen. Restored original wooden parquet flooring. Painted exposed stone walls. Log burner with flagstone hearth and wooden mantel. Dimplex smart electric radiators.

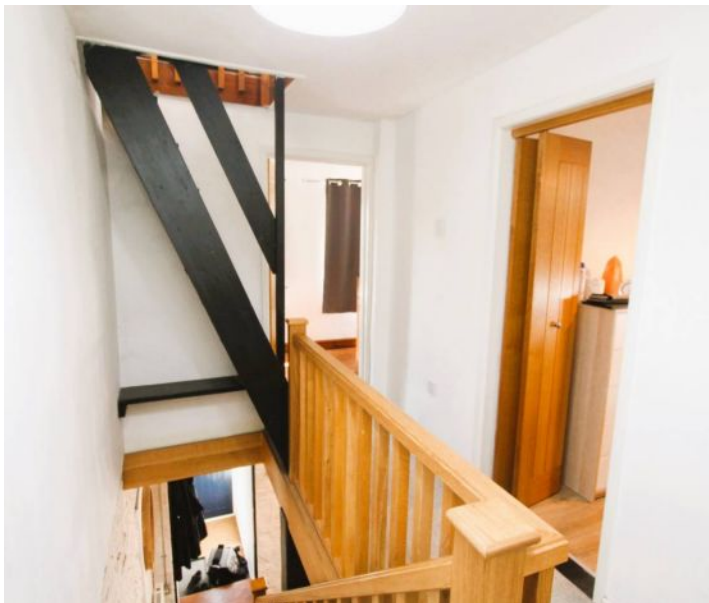
Kitchen

12' 10" x 5' 11" (3.91m x 1.80m)

Upvc window to rear. Doors to store room and kitchen. Fitted with a range of Shaker style wood effect wall and base units with wood effect worktop. Appliances to include fitted fridge freezer and slimline dishwasher, "Bosch" electric oven, electric hob and extractor fan. Luxury vinyl tile flooring. Dimplex smart electric radiator.

Rear Lobby

Lobby located off the kitchen, currently used as a store room. Wooden door to rear, door to kitchen.







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