

Guide Price **£300,000**





## 29 Cedar Road

St. Athan, Barry

This very well presented detached family home with driveway and garden room, lies on the edge of a popular development on a no through road in St Athan, Vale of Glamorgan, within easy reach of local village shops and schools etc and the Heritage Coastline. Briefly the property comprises entrance hallway, cloakroom/WC, sitting room, dining room and kitchen to the ground floor. To the first floor are three bedrooms, with EN-SUITE to the master bedroom, and family bathroom. Outside there is a garden to the front with driveway with EV charging point, and garage store, and an enclosed L-shaped garden to the rear with garden room/office. The property enjoys UPVC double glazed windows and doors and gas central heating with a combination boiler. This is a well proportioned home and viewing is essential in order to appreciate the high presentation throughout and the semi rural location. There is a service charge for this property of circa £321.42 per annum, this is for the maintenance and management of the estate.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



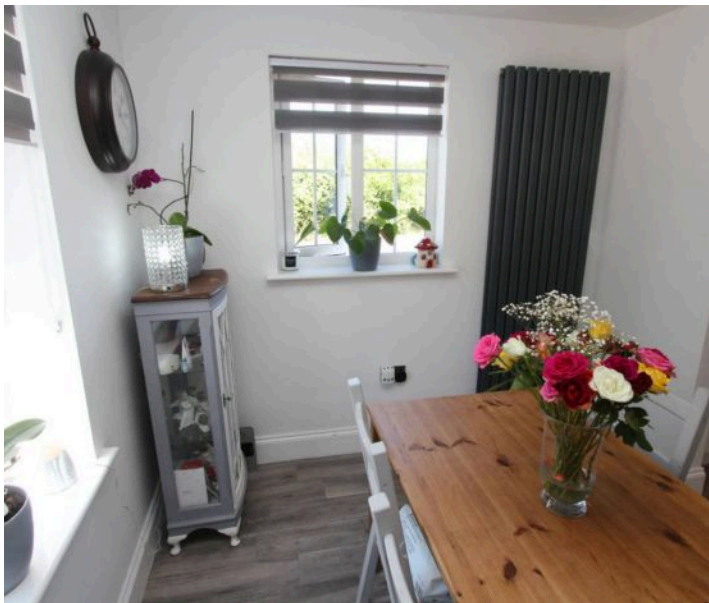




## 29 Cedar Road

St. Athan, Barry

- 3 BEDROOMS.
- DETACHED FAMILY HOME.
- EN-SUITE. DRIVEWAY.
- UPVC. GCH COMBI.
- GARDEN ROOM. GARAGE STORE.
- NO THROUGH ROAD.
- SEMI RURAL LOCATION.
- VERY WELL PRESENTED.
- EPC C77.





## GROUND FLOOR

### Entrance Hall

Front entrance door. Door to cloakroom/WC, store cupboard. Doors to dining room and sitting room. Stairs to first floor.

### Cloakroom/WC

5' 0" x 3' 7" (1.52m x 1.09m)

uPVC opaque window to front. Vertical radiator. Low level WC and wash hand basin with mixer tap.

### Sitting Room

15' 8" x 9' 1" (4.78m x 2.77m)

uPVC French doors to rear and UPVC window to front. Vertical radiator. Wood effect flooring.

### Dining Room

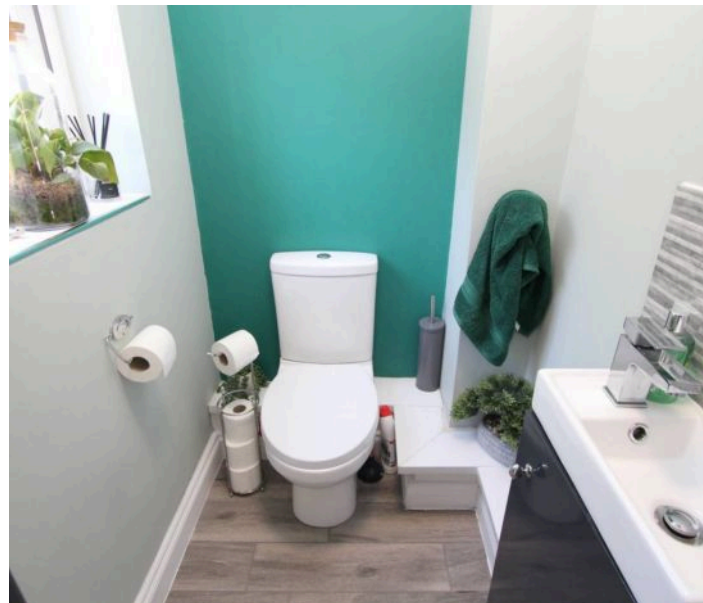
8' 1" x 9' 3" (2.46m x 2.82m)

uPVC window to front and side. Vertical radiator. Ceramic floor tiles. Space for dining room table and chairs. Opening to kitchen.

### Kitchen

7' 2" x 17' 6" (2.18m x 5.33m)

UPVC glazed door to rear. Vertical radiator. Under stairs cupboard. Fully fitted kitchen comprising eye level units base units and work surfaces over. Inset one and a half bowl sink with mixer tap. Inset induction hob with hood. Integrated washing machine, dish washer, eye level oven and fridge freezer. UPVC window to side. Ceramic floor tiles. Wall mounted combination boiler providing the central heating and hot water.







## FIRST FLOOR

### Landing

UPVC window to rear. Vertical radiator. Doors to bedrooms and bathroom.

### Bedroom One

8' 9" x 14' 4" (2.67m x 4.37m)

uPVC window to front and side. Vertical radiator. Door to en suite.

### En Suite

6' 5" x 4' 0" (1.96m x 1.22m)

uPVC opaque window to side. Low level WC, shower encloser with electric mixer shower and pedestal wash hand basin. Ceramic wall and floor tiles.

### Bedroom Two

9' 2" x 9' 1" (2.79m x 2.77m)

uPVC window to front. Vertical radiator. Built in wardrobes and over stairs cupboard.

### Bedroom Three

6' 3" x 6' 7" (1.91m x 2.01m)

uPVC window to rea. Radiator.

### Family Bathroom

6' 4" x 6' 10" (1.93m x 2.08m)

UPVC opaque window to rear. Panelled bath with mixer shower over. Low level WC. Wash hand basin with mixer tap. Vertical radiator. Ceramic floor tiles.





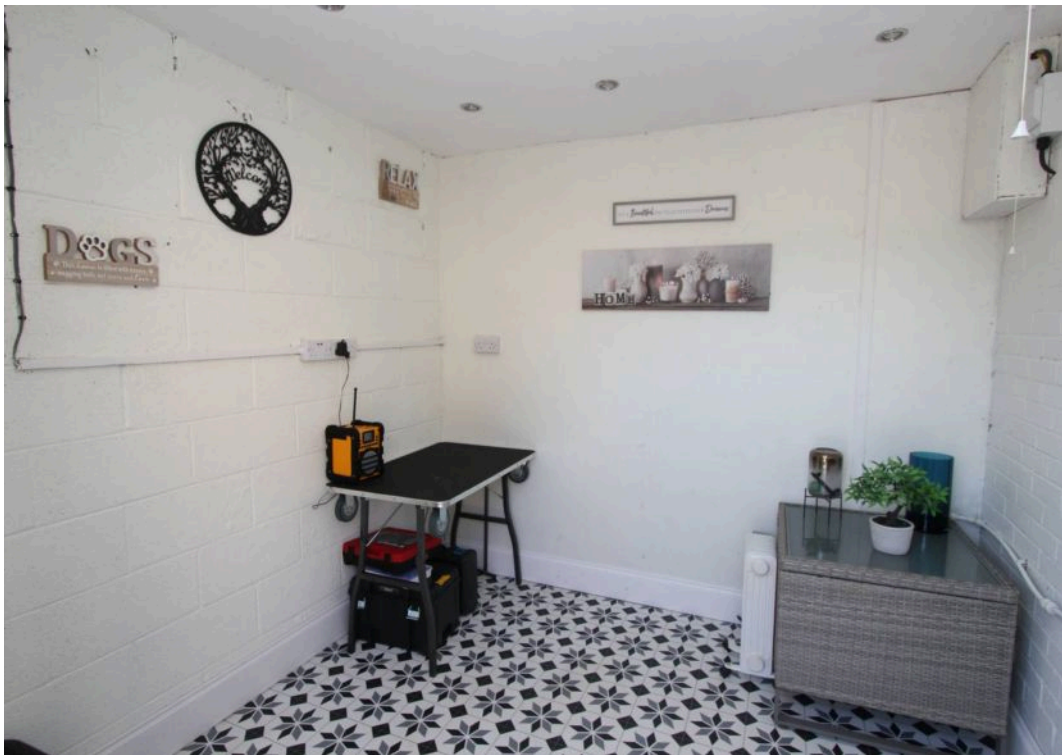
## GARDEN

Front: low maintenance garden area. Rear: An enclosed garden with paved area for table and chairs etc, low maintenance gravel. Areas for seating. Laid partly to lawn. Gate to front. Garden room/office/salon: 8'8" x 8'2" UPVC French doors to front. Down lighting. Power sockets.

## GARAGE

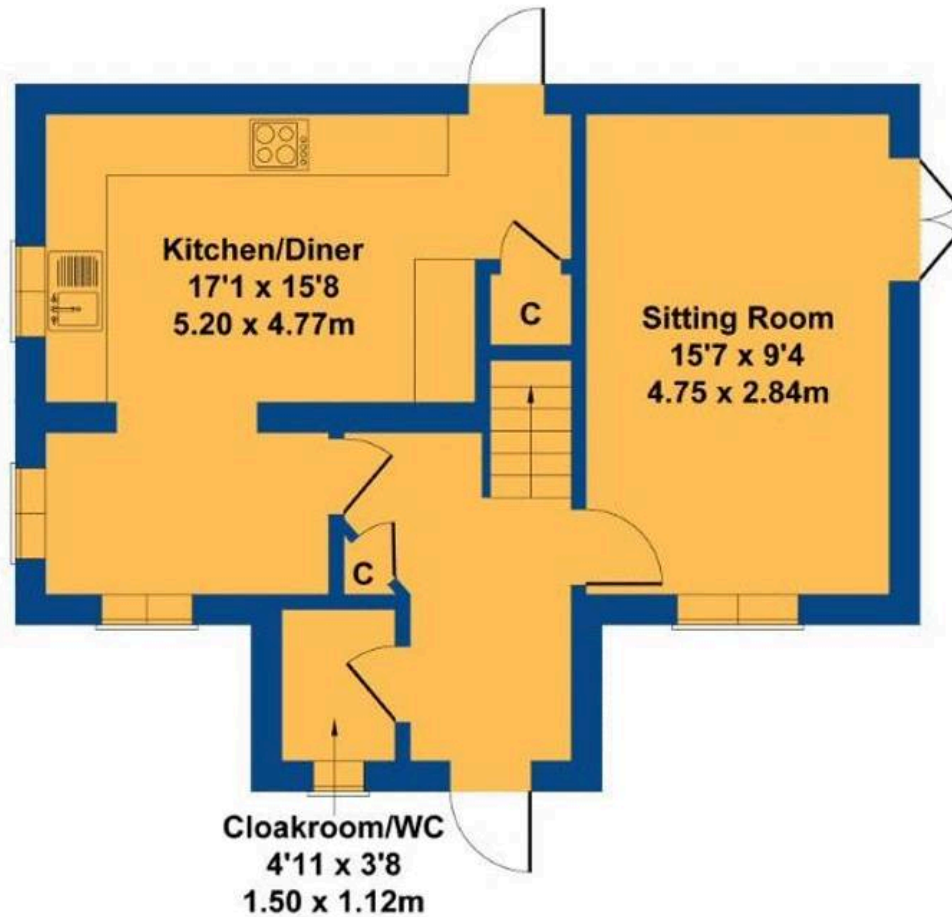




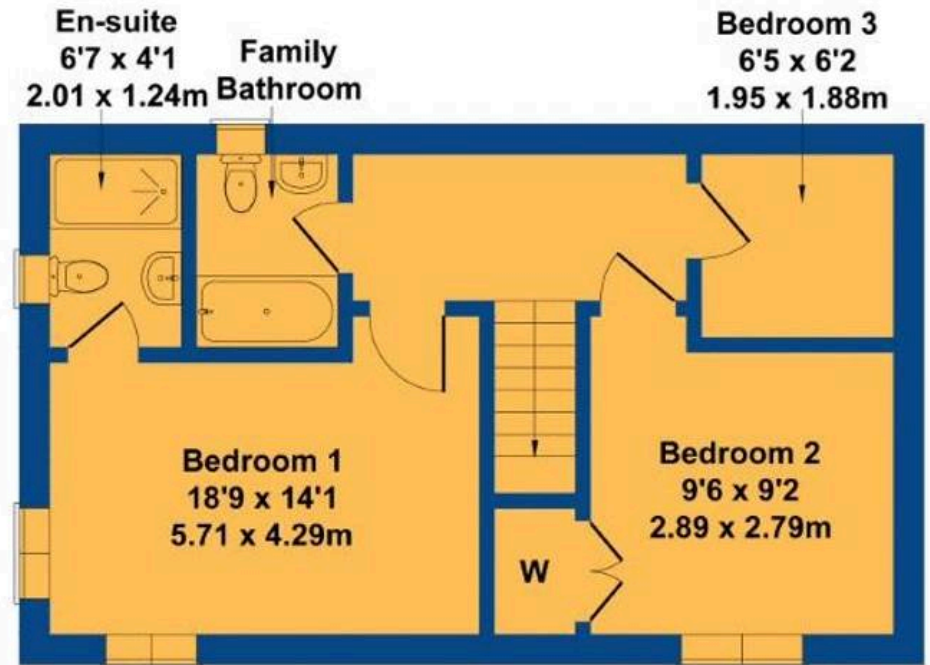


# 29 Cedar Road

Approximate Gross Internal Area  
904 sq ft - 84 sq m



**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2022  
For Illustrative Purposes Only.





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