







## 42 Pinewood Square

St. Athan, Barry

TRADITIONAL END OF TERRACED HOME WITH TENANT IN SITU in a popular location of St Athan, Vale of Glamorgan, within easy reach of local shops, schools and amenities, and the nearby Heritage Coastline. FOR INVESTORS ONLY, the property briefly comprises; kitchen/breakfast, sitting room, two well proportioned bedrooms, bathroom and attic room/store to the third floor. Outside there are gardens to the front and rear. The property enjoys UPVC windows, gas central heating, and no forward chain. The property attracts a service charge of circa £90/year. This charge is used for the upkeep, maintenance and management of the estate.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- END OF TERRACED HOME.
- 2 BEDROOMS.
- INVESTORS ONLY.
- TENANT IN SITU.
- GCH. UPVC.
- NO FORWARD CHAIN.
- ATTIC ROOM/STORE.
- EPC C69.







## GROUND FLOOR

### Hallway

Stairs to first floor. Radiator. UPVC opaque glazed door to front. Door to sitting room.

### Sitting Room 11' 7" x 13' 7" (3.53m x 4.14m)

Radiator. Door to kitchen/diner.

### Kitchen/Diner

9' 3" x 16' 7" (2.82m x 5.05m)

UPVC window to rear. Door to rear porch. Ceramic floor tiles. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Inset one and a half bowl sink with mixer tap. UPVC window to rear. Wall mounted Ideal combination boiler providing the central heating and hot water. Space for white goods and gas cooker. Radiator.

## FIRST FLOOR

**Landing** Doors to bedrooms and bathroom.

### Bedroom 1

13' 6" x 11' 9" (4.11m x 3.58m)

UPVC window to front. Radiator. Stairs to attic room.

### Bedroom 2

10' 7" x 9' 5" (3.23m x 2.87m)

UPVC window to rear. Radiator.

### Bathroom 5' 10" x 6' 9" (1.78m x 2.06m)

Radiator. Low level WC. Pedestal wash hand basin. Panelled bath.

## SECOND FLOOR

### Attic Room

16' 0" x 9' 0" (4.88m x 2.74m)

Velux to front. Power and lighting. It is not known if this attic room has passed the usual consents to be classed as a bedroom.







#### **GARDEN**

Front - laid to lawn fronting on to open green space.  
Rear Garden - Gates. Water tap. Store/shed.

#### **DRIVEWAY**

1 Parking Space

Driveway providing parking for one car.





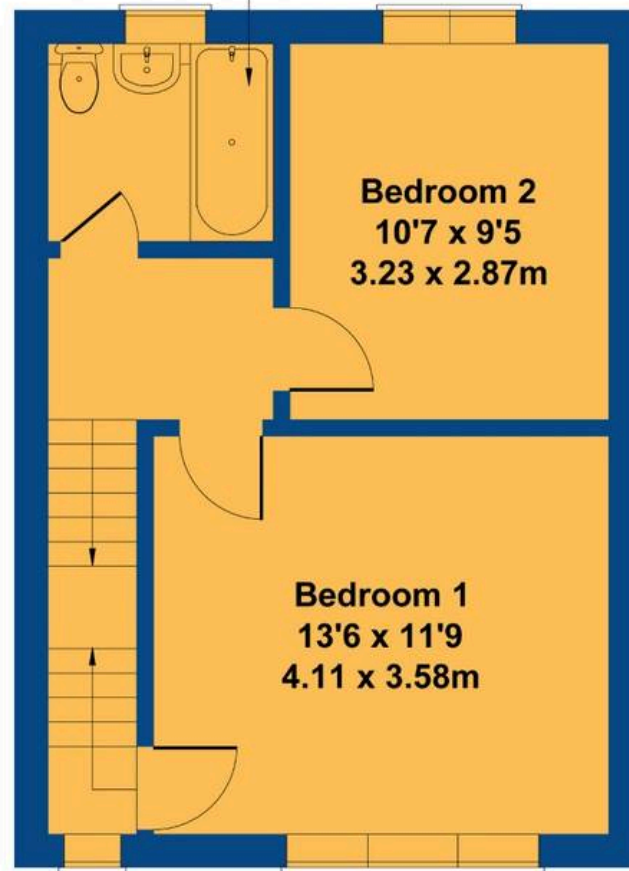
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Approximate Gross Internal Area  
915 sq ft - 85 sq m

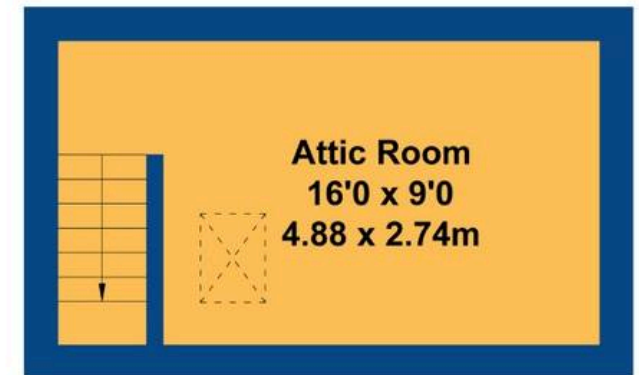
Bathroom  
6'9 x 5'10  
2.06 x 1.78m



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

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

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