





104 Lougher Place

St. Athan, Barry

NO FORWARD CHAIN with this semi detached family home which lies in an excellent position within St Athan village, Vale of Glamorgan, a short walk from local shops, amenities, school and within easy reach of the Heritage Coastline and towns of Llantwit Major and Cowbridge. Briefly the property comprises entrance porch and hallway, kitchen, sitting/dining room and conservatory to the ground floor. To the first floor there are three bedrooms and a family bathroom. Outside to the front is an enclosed garden and with driveway, and to the rear there is a sunny impressive garden backing on to playing fields. 104 Lougher Place is in need of modernising but enjoys UPVC windows and doors, and gas central heating with a combination boiler. The property would be suitable for both first time buyers and families. Viewings are recommended to fully appreciate the great potential with this property. Council Tax band: C Tenure: Freehold EPC Energy Efficiency Rating: EPC Environmental Impact Rating:

- SEMI DETACHED HOME.
- 3 BEDROOMS.
- NO FORWARD CHAIN.
- GCH COMBI.
- IMPRESSIVE GARDEN.
- VILLAGE LOCATION.





GROUND FLOOR

Entrance Hallway

Stairs to first floor. Entrance porch with UPVC patio door. Glazed door to sitting/dining room.

Sitting/Dining Room

13' 0" x 21' 9" (3.96m x 6.63m)

UPVC window to front. Log burner. patio door to conservatory. Glazed door to kitchen. Wood effect flooring. Radiators.

Conservatory

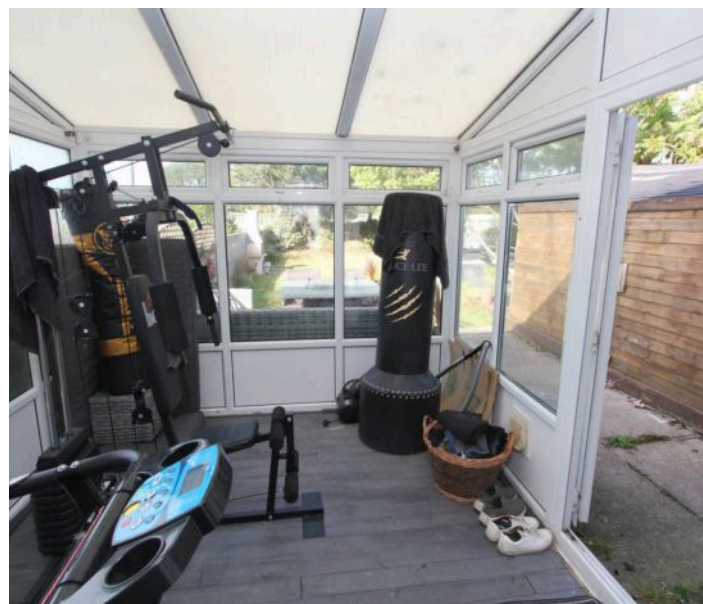
10' 6" x 9' 2" (3.20m x 2.79m)

UPVC French doors to rear. Radiator. Wood effect flooring.

Kitchen

9' 0" x 8' 10" (2.74m x 2.69m)

UPVC windows to rear and side. Radiator. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Belfast sink with mixer taps. Space for white goods. Electric hob with oven and hood.





FIRST FLOOR

Landing

Loft access (combination boiler providing the central heating and hot water). Doors to bedrooms and bathroom.

Family Bathroom

5' 7" x 7' 11" (1.70m x 2.41m)

UPVC opaque window to rear and side. Low level WC. Paneled bath with mixer shower over. Vertical radiator. Pedestal wash hand basin. Ceramic floor tiles. Partially tiled walls.

Bedroom 1

12' 8" x 8' 3" (3.86m x 2.51m)

UPVC window to front. Radiator. Built in wardrobe.

Bedroom 2

9' 7" x 11' 0" (2.92m x 3.35m)

UPVC window to rear. Radiator.

Bedroom 3

7' 11" x 8' 11" (2.41m x 2.72m)

UPVC window to front. Radiator.





GARDEN

Front - an enclosed garden laid to lawn. Rear garden - an enclosed sunny garden laid to lawn with decking, sheds and pergola. Water tap. Side access. Gate to rear. Garden is backing on to playing fields.

DRIVEWAY

1 Parking Space

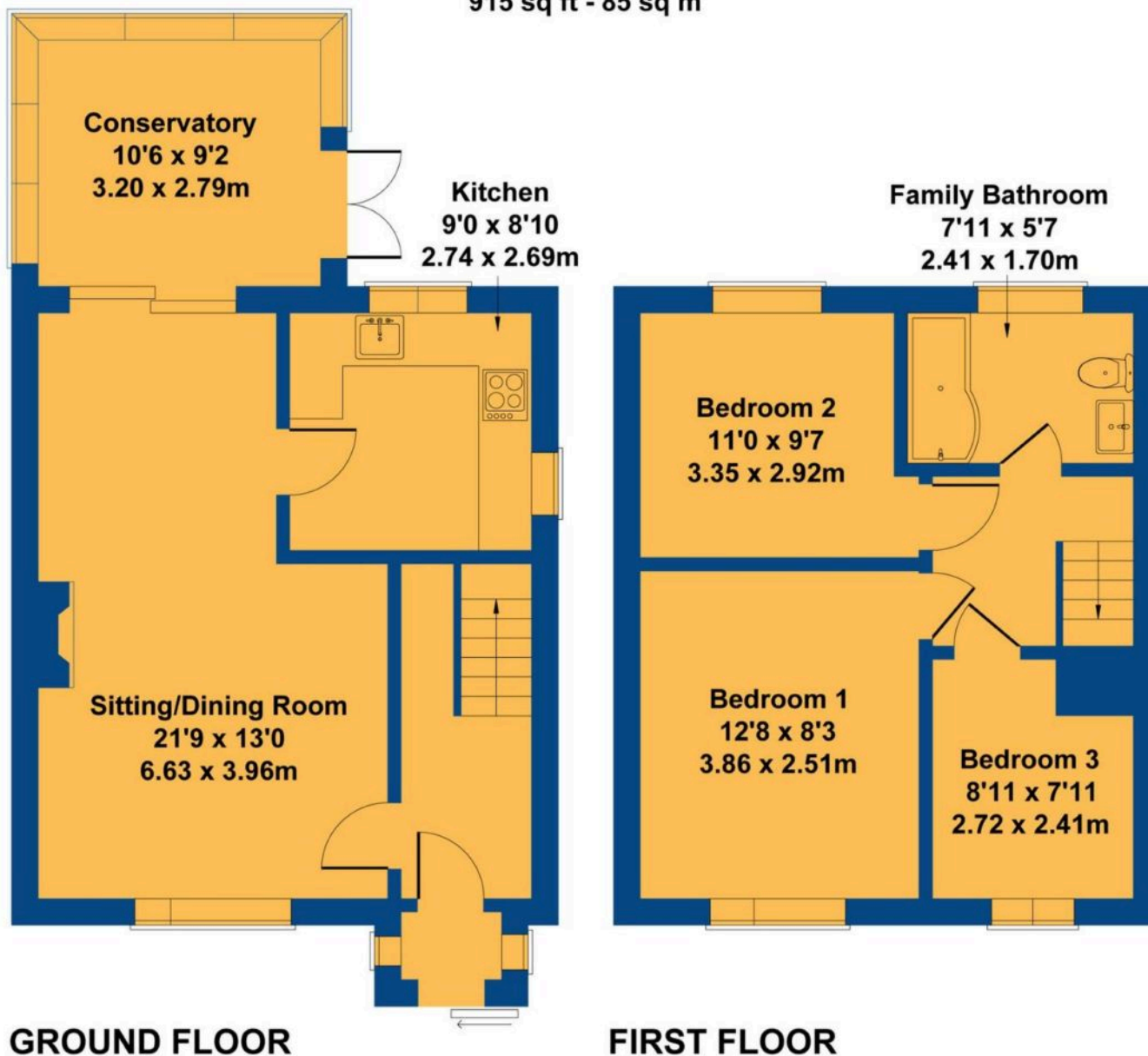
Block paviour driveway for 1 car.





104 Lougher Place

Approximate Gross Internal Area
915 sq ft - 85 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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