





7 Ash Lane

St. Athan, Barry

An IDEAL FIRST TIME BUY with this SEMI DETACHED TRADITIONAL HOME, located in a popular semi rural position of St Athan village, Vale of Glamorgan, within easy reach of local schools, shops, amenities and the Heritage Coastline and beaches. Briefly the property comprises entrance hallway, sitting room, kitchen/diner and conservatory to the ground floor. To the first floor there are two good sized bedrooms, and family bathroom with separate W/C. Outside there is a parking space for 1 car, and an enclosed rear garden with sheds. The property enjoys uPVC double glazed windows and doors, and gas central heating with a combination boiler. The property attracts an annual/monthly service charge of circa £333 per annum. This charge is used for the upkeep, maintenance and management of the estate. NO FORWARD CHAIN. Please note the property is currently going through probate. Council Tax band: C Tenure: Freehold EPC Energy Efficiency Rating: EPC Environmental Impact Rating:

- SEMI DETACHED HOME.
- 2 BEDROOMS.
- PARKING FOR 1 CAR.
- NO FORWARD CHAIN.
- CONSERVATORY.
- GCH COMBI. UPVC.
- EPC D55.





GROUND FLOOR

Entrance Hallway

UPVC opaque glazed front entrance door. Stairs to first floor. Radiator. Under stairs cupboard. Door to sitting room and kitchen/diner.

Sitting Room

14' 0" x 12' 3" (4.27m x 3.73m)

Radiator. UPVC French doors to rear. Electric fireplace.

Kitchen/Diner

8' 2" x 21' 3" (2.49m x 6.48m)

Radiator. UPVC window to front. UPVC opaque glazed door to side. Glazed door to conservatory. Wall mounted combination boiler (Worcester) providing the central heating and hot water. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Inset sink with mixer tap. Space for white goods (see fixtures and fittings form for what is being left with the property).

Conservatory 9' 6" x 8' 1" (2.90m x 2.46m)

UPVC window to rear.

FIRST FLOOR

Landing Linen cupboard. Loft access. Built in wardrobe. Doors to bedrooms and bathroom and WC.

Bedroom 1 10' 7" x 12' 8" (3.23m x 3.86m)

UPVC window to rear. Radiator.

Bedroom 2

12' 9" x 8' 2" (3.89m x 2.49m)

Radiator. UPVC window to rear. Built in wardrobe.

WC 4' 11" x 2' 7" (1.50m x 0.79m) Low level WC. UPVC window to side.

Shower Room

5' 4" x 8' 1" (1.63m x 2.46m)

UPVC opaque windows to front and side. Pedestal wash hand basin. Vertical radiator. Non slip flooring. Electric mixer shower.





GARDEN

Front - open plan low maintenance garden area. Rear Garden - An enclosed garden laid to lawn with decking, sheds and gate to side.

DRIVEWAY

1 Parking Space

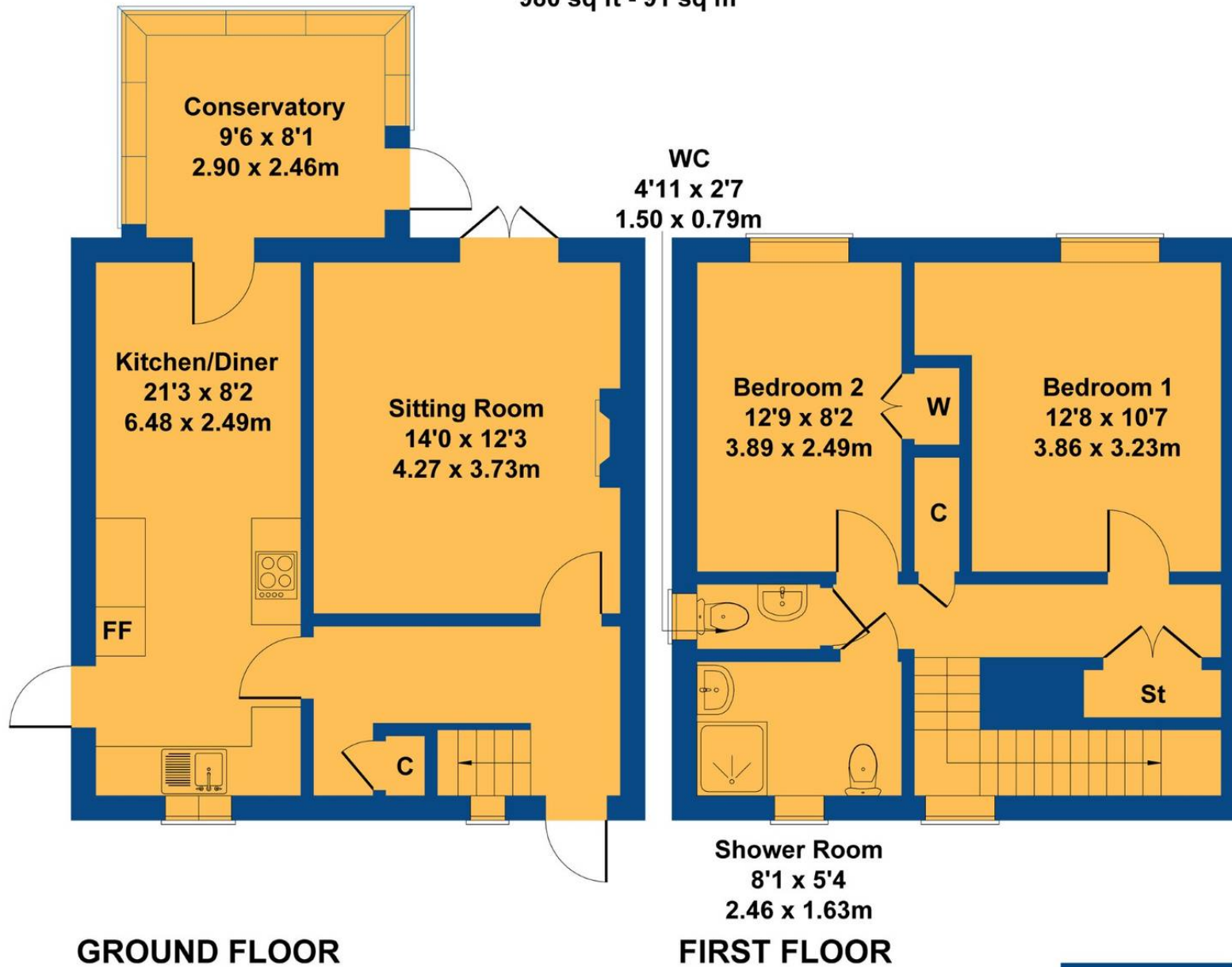
Parking for 1 car.





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Approximate Gross Internal Area
980 sq ft - 91 sq m



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



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HELPFUL INFORMATION whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.