





## 14 Magpie Road

St. Athan, Barry

This very well presented traditional terraced property lies in a popular development in St Athan, walking distance from Llantwit Majors shops, amenities and schools, and within easy reach of the Heritage Coastline. Briefly the property comprises entrance hallway, sitting room, two bedrooms and a family bathroom. Outside there are gardens to the front and rear. The property enjoys UPVC windows and doors and gas central heating with a COMBINATION BOILER. The property attracts an annual/monthly service charge. This charge is used for the upkeep, maintenance and management of the estate. IDEAL FIRST TIME BUYER HOME.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- MID TERRACED HOME.
- 2 BEDROOMS.
- GCH COMBI. UPVC.
- GARDENS. UPVC.
- KITCHEN/DINER.
- POPULAR LOCATION.
- IDEAL FIRST TIME BUYER.
- EPC C73.





## GROUND FLOOR.

### Entrance Hallway.

UPVC front entrance door with tiled canopy. Radiator. Stairs to first floor. Glazed door to sitting room.

### Sitting Room.

11' 10" x 13' 3" (3.61m x 4.04m)

UPVC window to front. Radiator. Glazed door to kitchen/diner.

### Kitchen/Diner.

9' 1" x 16' 4" (2.77m x 4.98m)

Fully fitted kitchen comprising eye level and base units with work surfaces over. UPVC window to rear and UPVC glazed door to rear. Radiator. Wood effect flooring. Inset stainless steel sink. Space for white goods. Under stairs storage. Partially tiled walls. Space for dining room table and chairs. Gas hob with electric oven with hood.

## FIRST FLOOR.

### Landing.

Loft access. Doors to bedrooms and bathroom.

### Bedroom One.

13' 7" x 12' 0" (4.14m x 3.66m)

UPVC window to front. Built-in wardrobe. Radiator.

### Bedroom Two.

9' 7" x 9' 7" (2.92m x 2.92m)

UPVC window to rear. Radiator. Airing cupboard with wall mounted combination boiler providing the central heating and hot water.

### Bathroom.

6' 3" x 5' 11" (1.91m x 1.80m)

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





## GARDEN

Front - an enclosed garden laid to lawn, well maintained, with gate. Rear Garden - an enclosed low maintenance garden with shed, water tap, paved area for table and chairs etc, and a drop curb should one want a driveway instead.



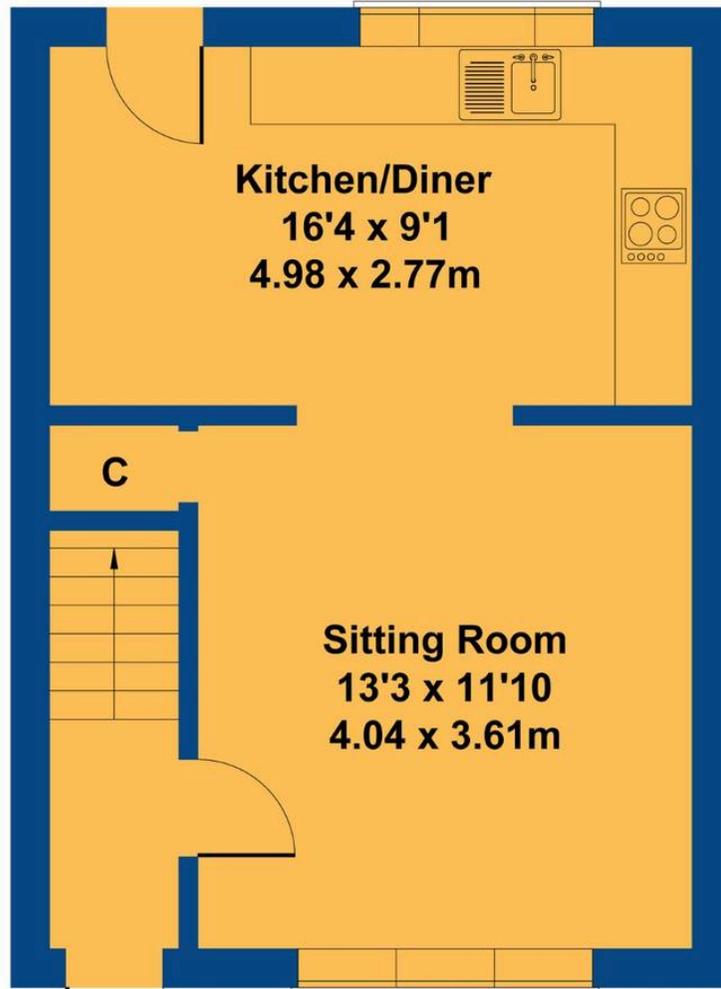


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Approximate Gross Internal Area  
743 sq ft - 69 sq m

Bathroom  
6'3 x 5'11  
1.91 x 1.80m

Utility/  
Cupboard

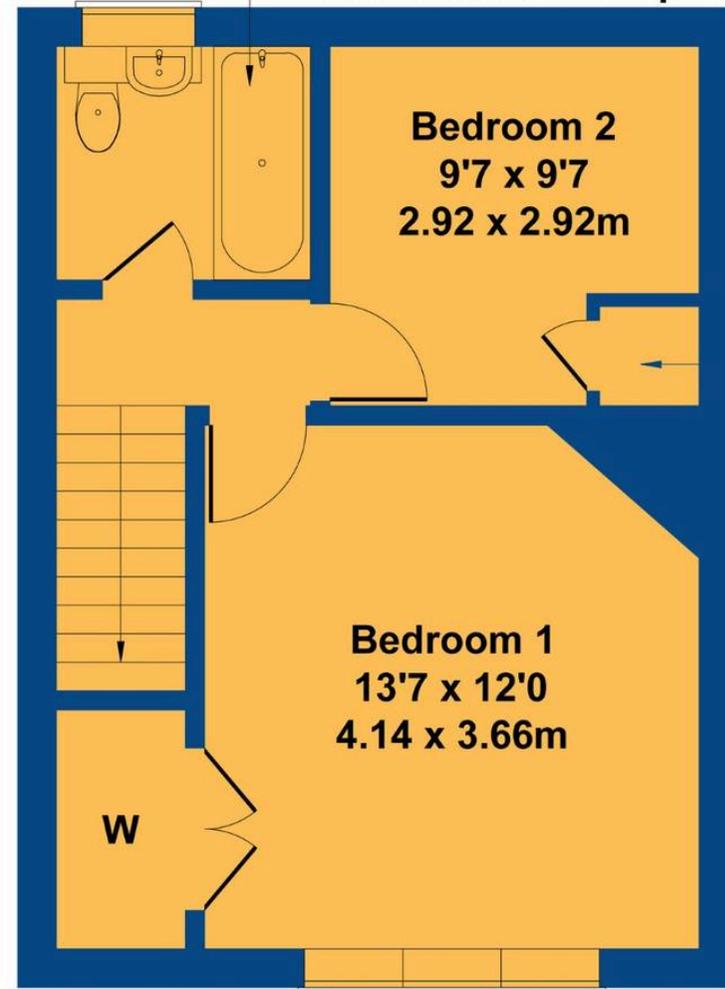


Kitchen/Diner  
16'4 x 9'1  
4.98 x 2.77m

C

Sitting Room  
13'3 x 11'10  
4.04 x 3.61m

**GROUND FLOOR**



Bedroom 2  
9'7 x 9'7  
2.92 x 2.92m

Bedroom 1  
13'7 x 12'0  
4.14 x 3.66m

W

**FIRST FLOOR**

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

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