





40 Eagle Road

St. Athan, Barry

This end of link property lies in a popular position of St Athan, Vale of Glamorgan, withing easy reach of Llantwit Major with its shops, schools, amenities and Heritage Coastline and beach. The property briefly comprises entrance hallway, sitting /dining room and kitchen to the ground floor. To the first floor are two double bedrooms and family bathroom. Outside there is a garden to the front (which has potential for a driveway subject to the usual consents), parking (with EV car charging point) and garage to the side, and a sunny rear garden. 40 Eagle Road enjoys gas central heating, UPVC windows and doors and no forward chain. Viewings recommended. Please note the property attracts a service charge (circa £23/month) used for the upkeep and maintenance of the estate.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- END OF LINK FAMILY HOME.
- 2 BEDROOMS.
- EPC D68.
- GCH. UPVC. NO FORWARD CHAIN.
- GARAGE. PARKING.
- POPULAR LOCATION.
- SUNNY REAR GARDEN.





GROUND FLOOR

Entrance Hallway

Radiator. Stairs to first floor. Opaque glazed front entrance door.

Sitting Room

14' 6" x 14' 4" (4.42m x 4.37m)

UPVC window to rear. Radiator. Wood effect flooring. Door to kitchen.

Kitchen

6' 10" x 18' 0" (2.08m x 5.49m)

UPVC opaque glazed doors to front and rear. UPVC window to rear. Under stairs cupboard/storage (no door). Radiator. Wood effect flooring. Space for white goods. Inset stainless steel sink with mixer tap. partially tiled walls. 5 burner gas oven. Fully fitted kitchen units comprising eye level units base units and work surfaces over.





FIRST FLOOR

Landing

Doors to bedrooms and bathroom. Airing cupboard with wall mounted combination boiler providing the central heating and hot water.

Bathroom

6' 3" x 6' 5" (1.91m x 1.96m)

Vertical radiator. Panelled bath with mixer shower attachment. Partially tiled walls. Low level WC.

Pedestal wash hand basin. UPVC opaque window to front.

Bedroom 1

11' 4" x 12' 8" (3.45m x 3.86m)

UPVC window to front. Radiator. Built in wardrobes.

Bedroom 2

14' 7" x 8' 9" (4.45m x 2.67m)

UPVC window to rear. Radiator. Built in wardrobes (no doors or rails).





GARDEN

Front - open plan garden area laid to lawn. (potential for a driveway subject to the usual consents). Tiled entrance canopy to front entrance door. Rear Garden - an enclosed garden laid to lawn with paved area for table and chairs, gates to rear and side and water tap.

GARAGE

Single Garage

Last one to the right of the row of garages. Door in need of replacement.

OFF STREET

1 Parking Space

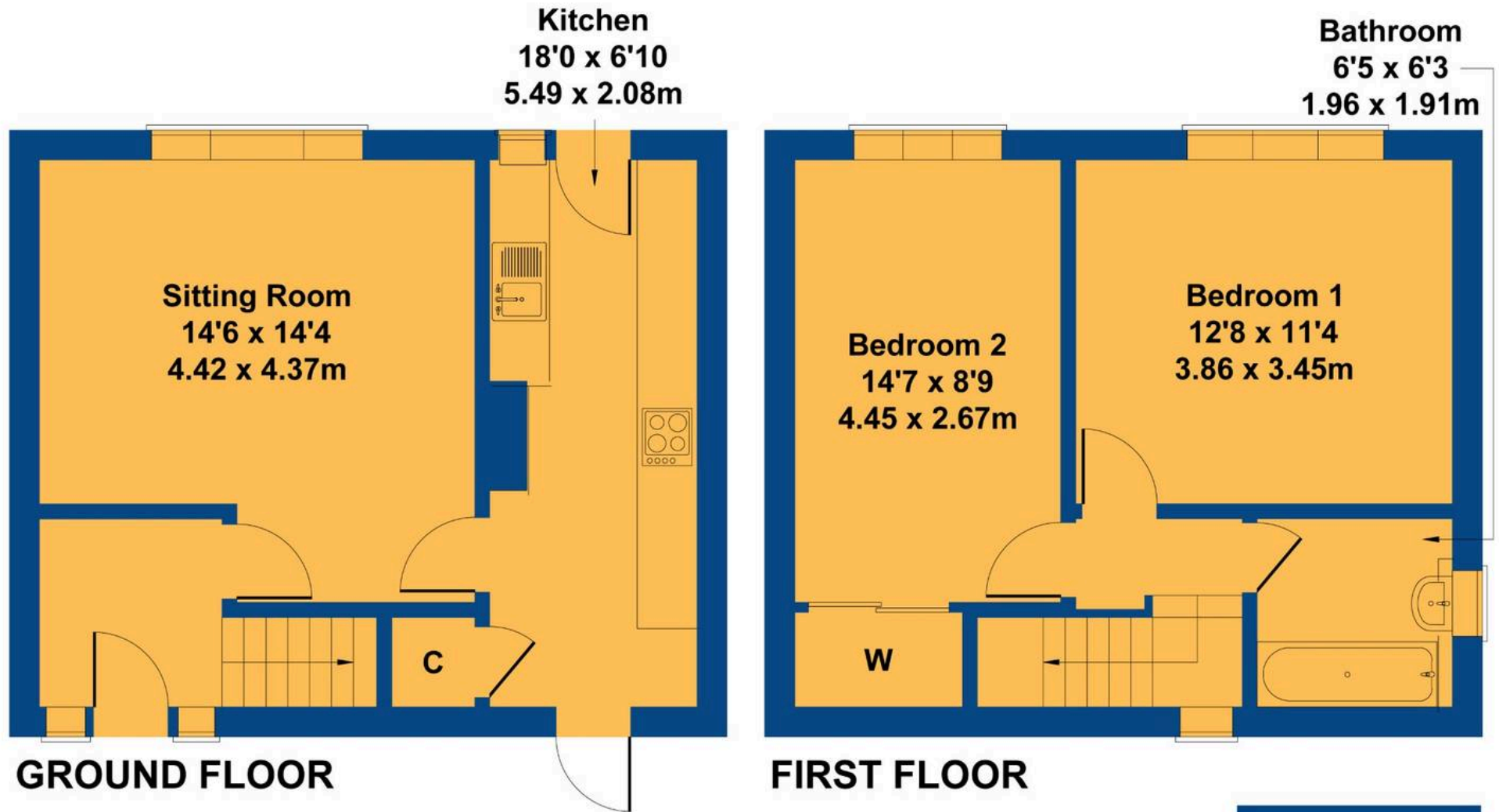
Non allocated parking is to the side. Electric car charging point (Ovo).





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Approximate Gross Internal Area
775 sq ft - 72 sq m



Not to Scale. Produced by The Plan Portal 2025
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