





9 Mallory Close

St. Athan, Barry

A spacious well proportioned family house in a popular location of St Athan, Vale of Glamorgan. The property comprises entrance hallway, sitting room, kitchen/diner with UPVC French doors, cloakroom/WC, 3 first floor bedrooms and a family bathroom. Outside to the front is a handy boiler room, and sunny westerly garden to the rear. The property benefits from UPVC windows, an allocated parking space to the rear nearby, exterior insulation added in 2014, solar panels (owned), and gas central heating. An ideal first time buy. The property attracts a monthly service charge (circa £31p/m). This charge is used for the upkeep, maintenance and management of the estate. NO FORWARD CHAIN. We believe the construction type of be of Wimpey No Fines. St Athan village is withing easy reach of the towns of Cowbridge and Llantwit Major with their schools, shops and amenities, and withing easy reach of the Heritage Coastline and beaches. Council Tax band: C Tenure: Freehold EPC Energy Efficiency Rating: C EPC Environmental Impact Rating: C

- END OF TERRACED HOME.
- NO FORWARD CHAIN.
- 3 BEDROOMS.
- PARKING SPACE TO REAR.
- GCH. UPVC FRENCH DOORS.
- IDEAL FIRST TIME BUY.
- KITCHEN/DINER.
- CLOAKROOM/WC.
- EPC C80.



GROUND FLOOR

Entrance Hallway

UPVC opaque glazed front entrance door. Radiator. Stairs to first floor. Under stairs cupboard. Doors to sitting room (door is stored currently), cloakroom/WC and kitchen/diner. Boiler room contains floor standing gas boiler that provides the central heating.

Sitting Room 11' 0" x 15' 3" (3.35m x 4.65m)

UPVC window to rear. Radiator. Door to kitchen/diner.

Cloakroom/WC

20' 5" x 4' 8" (6.22m x 1.42m)

Corner wash hand basin. Low level WC. Radiator. UPVC opaque window to front.

Kitchen/Diner 17' 0" x 9' 5" (5.18m x 2.87m)

UPVC window to front. UPVC French doors to rear. Radiators. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Space for white goods. Electric cooker with hood. Space for dining room table and chairs. Partially tiled walls.

FIRST FLOOR

Landing

Radiator. UPVC window to front. Airing cupboard with hot water tank (circa 2021). Doors to bedrooms and family bathroom.

Bedroom 1 11' 7" x 11' 3" (3.53m x 3.43m)

UPVC window to rear. Built in wardrobes. Radiator.

Bedroom 2 10' 11" x 10' 10" (3.33m x 3.30m)

UPVC window to rear. Radiator. Built in wardrobes.

Bedroom 3 8' 1" x 7' 0" (2.46m x 2.13m)

UPVC window to front. Built in cupboard.

Family Bathroom 5' 9" x 6' 10" (1.75m x 2.08m) UPVC opaque window to front. Radiator. Panelled bath with mixer shower over. Partially tiled walls. Pedestal wash hand basin. Low level WC.





GARDEN

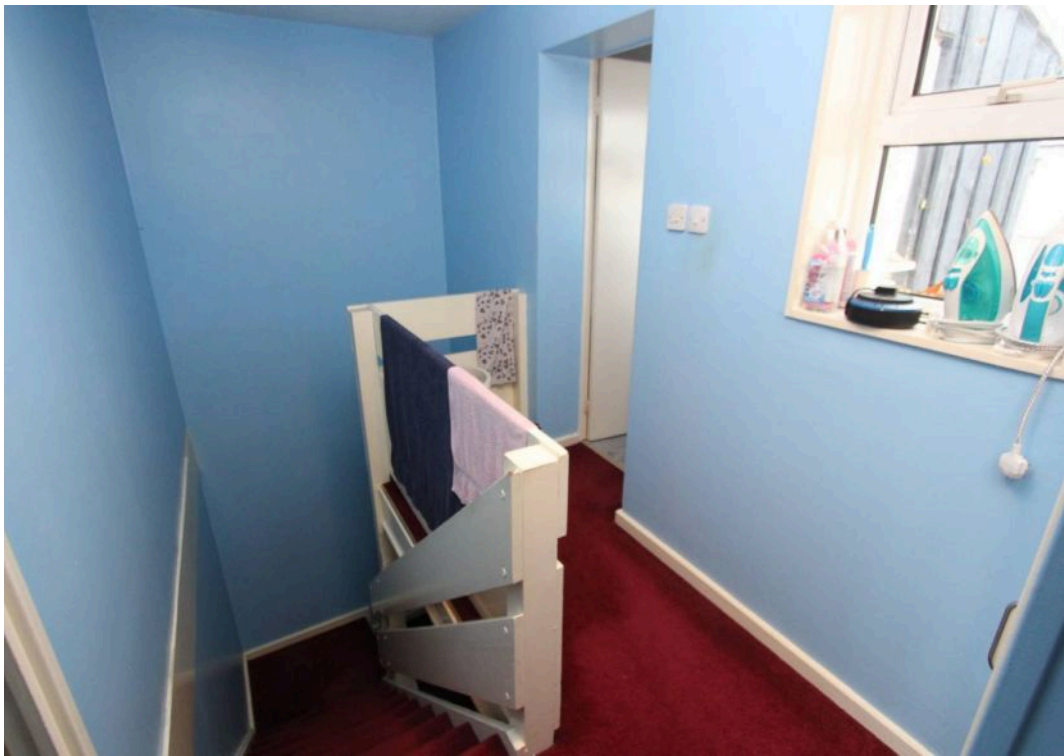
Front – low maintenance garden area. Rear – an enclosed garden with gate, laid to lawn with paved area and sheds.

ALLOCATED PARKING

1 Parking Space

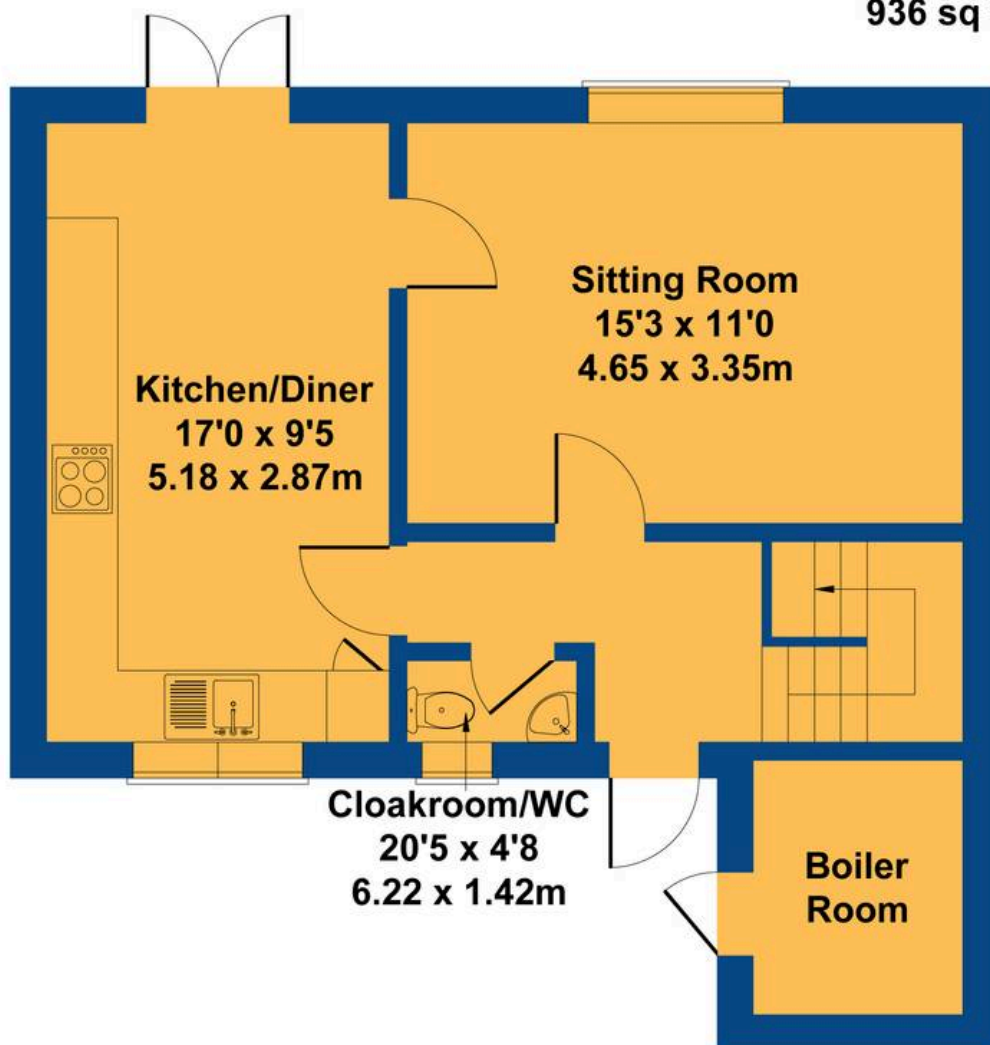
One parking space to rear of property closest to the house on the left hand row as you come out of the back gate away from the property.



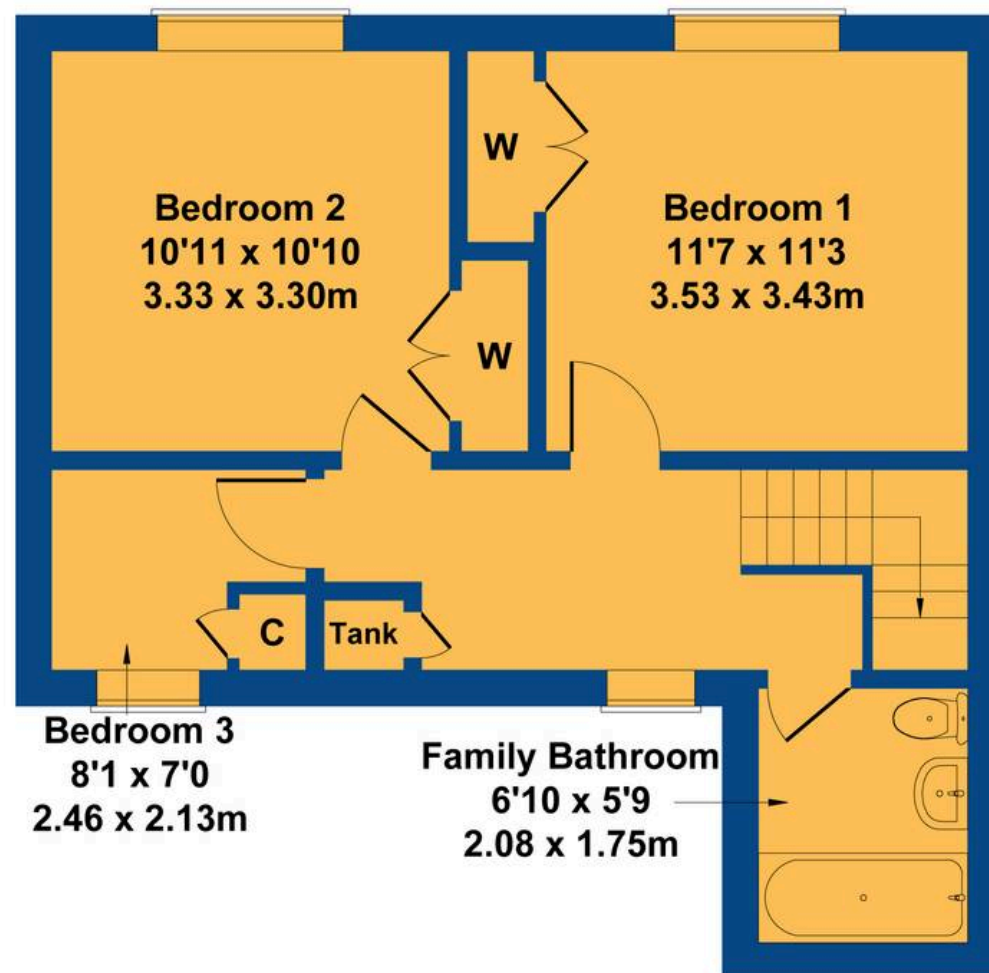


9 Mallory Close

Approximate Gross Internal Area
936 sq ft - 87 sq m



GROUND FLOOR



FIRST FLOOR

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



Chris Davies Estate Agents

Chris Davies Estate Agent, Heritage House East Street – CF61 1XY

01446 792020

llantwitmajor@chris-davies.co.uk

www.chris-davies.co.uk/

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.