





28 Drake Close

St. Athan, Barry

Show home standard with this semi detached family home located on the outskirts of the development with a private aspect to the rear and a detached garage and conservatory. Drake Close lies in the popular location of St Athan Village, Vale of Glamorgan within walking distance of local shops, schools and amenities and withing easy reach of the Heritage Coastline and beaches. The property briefly comprises entrance hallway, cloakroom/WC, sitting room, superb kitchen diner with pantry and conservatory to the ground floor. To the first floor there are three well proportioned bedrooms and family bathroom. 28 Drake Close enjoys gas central heating with a combination boiler, UPVC windows and doors and French doors, down lighting, outdoor lighting, store shed, replaced carpets, and kitchen cupboard lighting. Outside there are well maintained gardens with a detached garage and driveway to the front. Please note a monthly/yearly maintenance charge applied for the upkeep of the development. Viewings are highly recommended to fully appreciate the high standard throughout and 'ready to move in to' condition. Council Tax band: C Tenure: Freehold EPC Energy Efficiency Rating: EPC Environmental Impact Rating:





28 Drake Close

St. Athan, Barry

- SEMI DETACHED FAMILY HOME.
- 3 BEDROOMS. CLOAKROOM/WC.
- SHOW HOME STANDARD.
- UPVC. GCH COMBI.
- CONSERVATORY.
- GARAGE. DRIVEWAY.
- SUPERB KITCHEN/DINER.
- OUTSKIRTS OF DEVELOPMENT.





Entrance Hallway

Opaque glazed front entrance door. Stairs to first floor. Understairs cupboard. Radiator. Ceramic floor tiles. Doors to sitting room, cloakroom/WC and opening to kitchen/diner.

Cloakroom/WC

6' 5" x 3' 3" (1.96m x 0.99m)

Low level WC. Wash hand basin with mixer tap. UPVC opaque window to side. Ceramic floor tiles.

Sitting Room

11' 11" x 14' 10" (3.63m x 4.52m)

UPVC windows to front with shutters. Radiator. Double doors to kitchen/diner.

Kitchen/Diner

12' 0" x 21' 5" (3.66m x 6.53m)

Vertical radiator. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. UPVC glazed door to conservatory. UPVC opaque glazed door to side. Ceramic floor tiles. Down lighting. Eye level oven and grill. 5 burner gas hob with hood. Stainless steel one and a half bowl sink with mixer tap. UPVC window to rear. partially tiled walls. Space for white goods. Pantry with wall mounted combination gas boiler providing the central heating and hot water.



Conservatory

15' 1" x 10' 11" (4.60m x 3.33m)

UPVC French doors to rear.



FIRST FLOOR

Landing

UPVC window with shutter to front. Cupboard. Doors to bathroom and bedrooms. Linen cupboard.

Family Bathroom

6' 7" x 6' 7" (2.01m x 2.01m)

Low level WC. Wash hand basin with mixer tap.

Ceramic floor tiles and wall tiles. Down lighting. UPVC window to side with shutters. Panelled bath with mixer tap and electric mixer shower over. Vertical radiator. Built in storage.

Bedroom 1

12' 0" x 14' 11" (3.66m x 4.55m)

UPVC window to rear. Radiator.

Bedroom 2

11' 10" x 11' 6" (3.61m x 3.51m)

UPVC window with shutters to front. Radiator. Built in wardrobes.

Bedroom 3

6' 2" x 11' 7" (1.88m x 3.53m)

UPVC window to rear with shutters. Radiator.





GARDEN

Front - Laid to lawn and enclosed. Rear Garden - a private enclosed garden laid to lawn with paved area for table and chairs. Storage shed. Outdoor lighting.

GARAGE

OFF STREET





28 Drake Close

Approximate Gross Internal Area
1313 sq ft - 122 sq m



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.