





## 7 Llantwit Garden Close

St. Athan, Barry

NO FORWARD CHAIN with this very well presented semi detached family home which lies in a quiet tucked away cul de sac position of St Athan Village, Vale of Glamorgan. The property briefly comprises; entrance hallway, cloakroom/WC, sitting room, dining room and kitchen to the ground floor. To the first floor there are three bedrooms and a family bathroom. Outside there are gardens to the front and rear, with a driveway providing ample off road parking. 7 Llantwit Garden Close enjoys gas central heating, UPVC windows and doors, and Fibre broadband. Viewings are highly recommended to fully appreciate the presentation and position. The family home is walking distance from local shops and amenities and within easy reach of the Heritage Coastline and beaches, M4 and the towns of Llantwit Major and Cowbridge. Council Tax band: D Tenure: Freehold EPC Energy Efficiency Rating: EPC Environmental Impact Rating:

- SEMI DETACHED HOME.
- 3 BEDROOMS.
- CLOAKROOM/WC.
- UPDATED THROUGHOUT.
- CORNER PLOT.
- DRIVEWAY.
- NO FORWARD CHAIN.





### Entrance Hallway

Front entrance door with tiled canopy. Stairs to first floor. Doors to cloakroom/WC and sitting room.

Radiator.

### Cloakroom/WC

2' 11" x 5' 6" (0.89m x 1.68m)

UPVC opaque window to front. Low level WC. Ceramic wash hand basin with mixer tap.

### Sitting Room

13' 9" x 14' 9" (4.19m x 4.50m)

Karndean flooring. UPVC window to front. Radiator.

Under stairs cupboard. Door to dining room.

### Dining Room

9' 2" x 10' 11" (2.79m x 3.33m)

Radiator. Door to kitchen. UPVC French doors to rear.

Karndean flooring.

### Kitchen

10' 10" x 7' 3" (3.30m x 2.21m)

Fully fitted kitchen comprising eye level units base units with drawers and solid wood work surfaces over.

Sink with mixer tap. gas hop, electric oven and extractor fan. Space for washing machine (available by separate negotiation). Integrated dish washer.

Radiator. Breakfast bar area. partially tiled walls.

Karndean flooring. UPVC glazed door to rear and UPVC window to rear.





## FIRST FLOOR

### Landing

Doors to bedrooms and family bathroom. Linen cupboard. Loft access (insulated in circa 2021).

### Family Bathroom

6' 10" x 6' 1" (2.08m x 1.85m)

UPVC opaque window to rear. Low level WC. Paneled bath with mixer shower over. Ceramic wall tiles and floor tiles. Vertical radiator. Pedestal wash hand basin with mixer tap. Wall mounted combination boiler providing the central heating and hot water.

### Bedroom 1

10' 8" x 12' 6" (3.25m x 3.81m)

Radiator. UPVC window to rear.

### Bedroom 2

13' 1" x 9' 1" (3.99m x 2.77m)

UPVC window to front. Radiator.

### Bedroom 3

10' 2" x 7' 10" (3.10m x 2.39m)

UPVC window to front. Radiator. Over stairs cupboard.





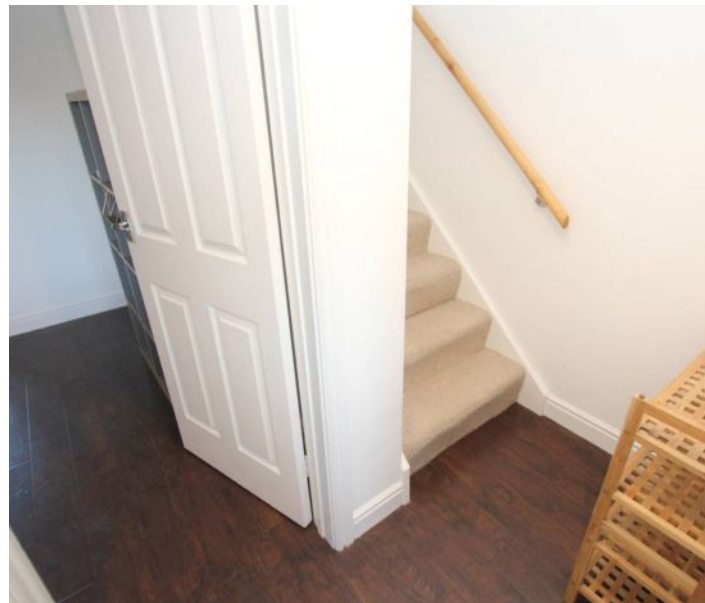
#### **GARDEN**

Front garden - area laid to lawn with gate to side. Rear Garden - Laid to lawn, enclosed, paved area providing space for seating etc. Water tap. Side area - raised hard standing for shed.

#### **DRIVEWAY**

2 Parking Spaces

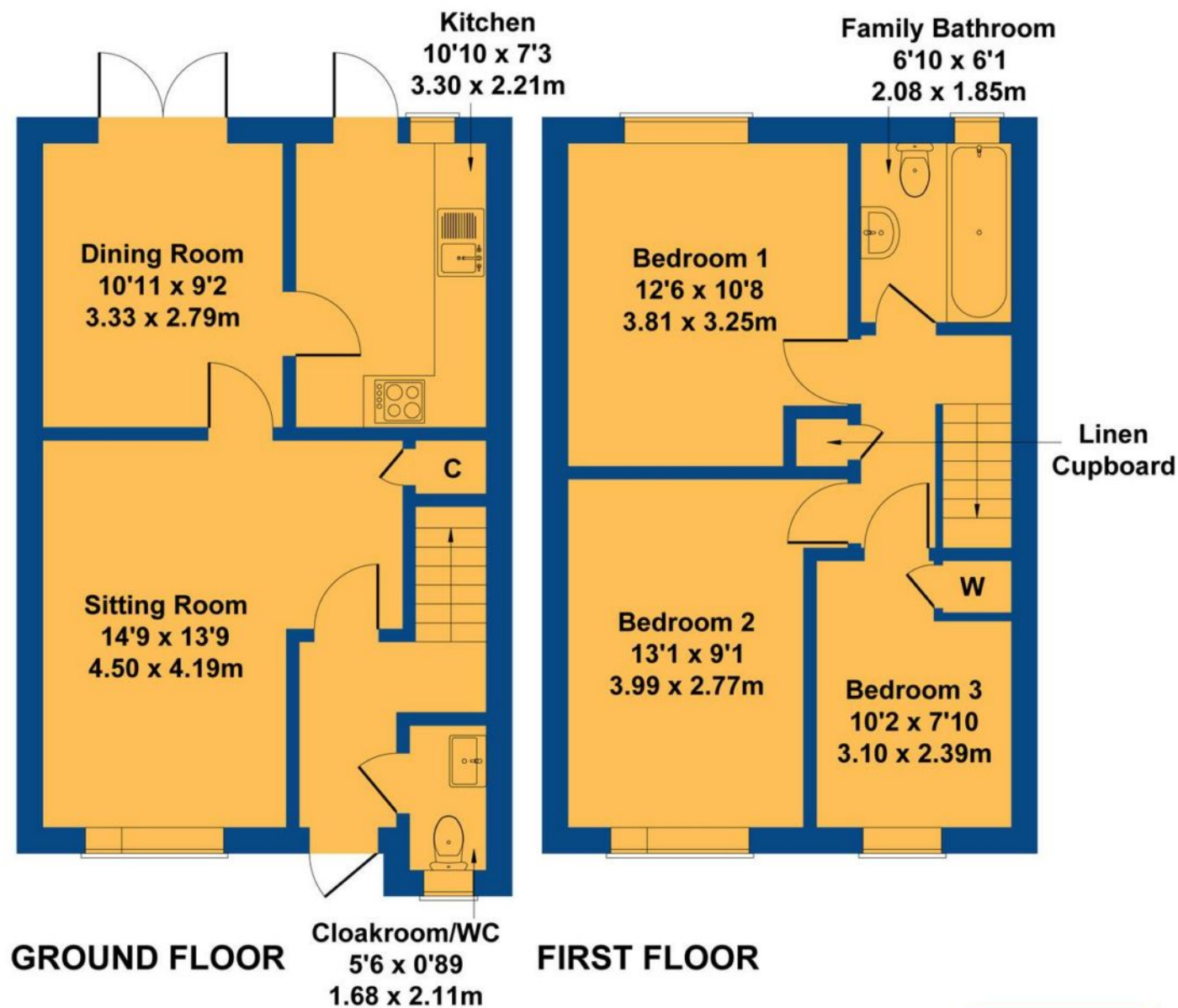
Driveway providing ample off road parking.





# 7 llantwit Garden Close

Approximate Gross Internal Area  
883 sq ft - 82 sq m



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

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