





## 47 Scott Close

St. Athan, Barry

A spacious well proportioned family house in a popular location of St Athan, Vale of Glamorgan, in need of refurbishment. The property comprises entrance hallway, sitting room, kitchen, dining room, cloakroom/WC, 3 first floor bedrooms and a family bathroom. Outside to the front is a handy boiler room, and sunny garden to the rear. The property benefits from UPVC windows, an allocated parking space nearby, and gas central heating. A great investment opportunity. The property attracts a monthly service charge (circa £41p/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. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- END OF TERRACED.
- 3 BEDROOMS.
- 2 RECEPTION ROOMS.
- NO FORWARD CHAIN.
- SUNNY REAR GARDEN.
- UPVC. GCH. EPC D56.





## GROUND FLOOR

### Entrance Hallway

Radiator. UPVC opaque glazed front entrance door. Under stair cupboard. Stairs to first floor. Door to sitting room, cloakroom/WC and kitchen.

### Cloakroom/WC

Wash hand basin. Low level WC. UPVC opaque window to front.

### Kitchen

9' 8" x 9' 3" (2.95m x 2.82m)

Radiator. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Space for gas cooker. Stainless steel sink. UPVC window to front. Space for white goods. Opening to dining room.

**Dining Room** 9' 5" x 7' 5" (2.87m x 2.26m)

Radiator. Patio doors to rear. Door to sitting room.

**Sitting Room** 15' 5" x 11' 2" (4.70m x 3.40m)

UPVC window to rear. Radiator.

## FIRST FLOOR

Landing; Loft access. Doors to bedrooms and family bathroom. Airing cupboard.

**Bedroom 1** 11' 8" x 11' 1" (3.56m x 3.38m)

UPVC window. Radiator. Built in wardrobe.

**Bedroom 2** 9' 7" x 11' 2" (2.92m x 3.40m)

UPVC window. Radiator. Built in wardrobe.

**Bedroom 3** 7' 11" x 7' 2" (2.41m x 2.18m)

UPVC window. Radiator. Built in wardrobe.

### Family Bathroom

5' 5" x 6' 9" (1.65m x 2.06m)

Panelled bath with electric shower over. UPVC window to front. Radiator. Ceramic wall tiles. Pedestal wash hand basin. Low level WC.





## GARDEN

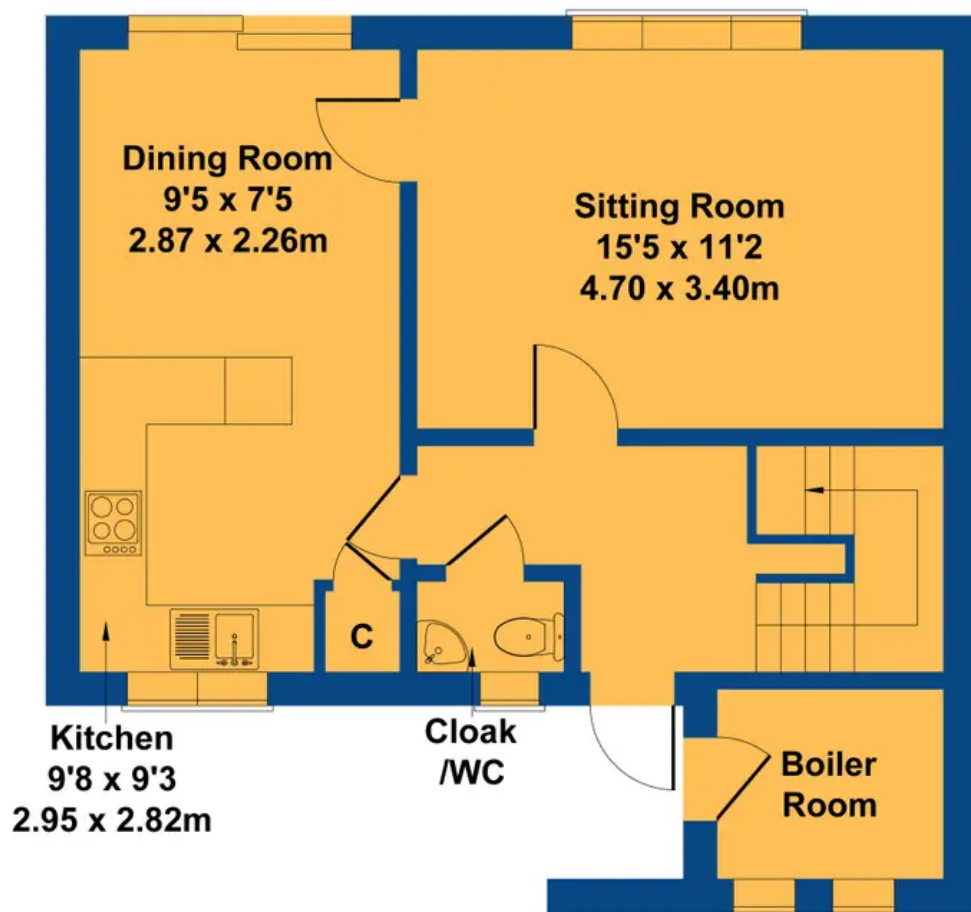
Rear garden - enclosed and laid to lawn. Gate to rear.  
Front - boiler room.



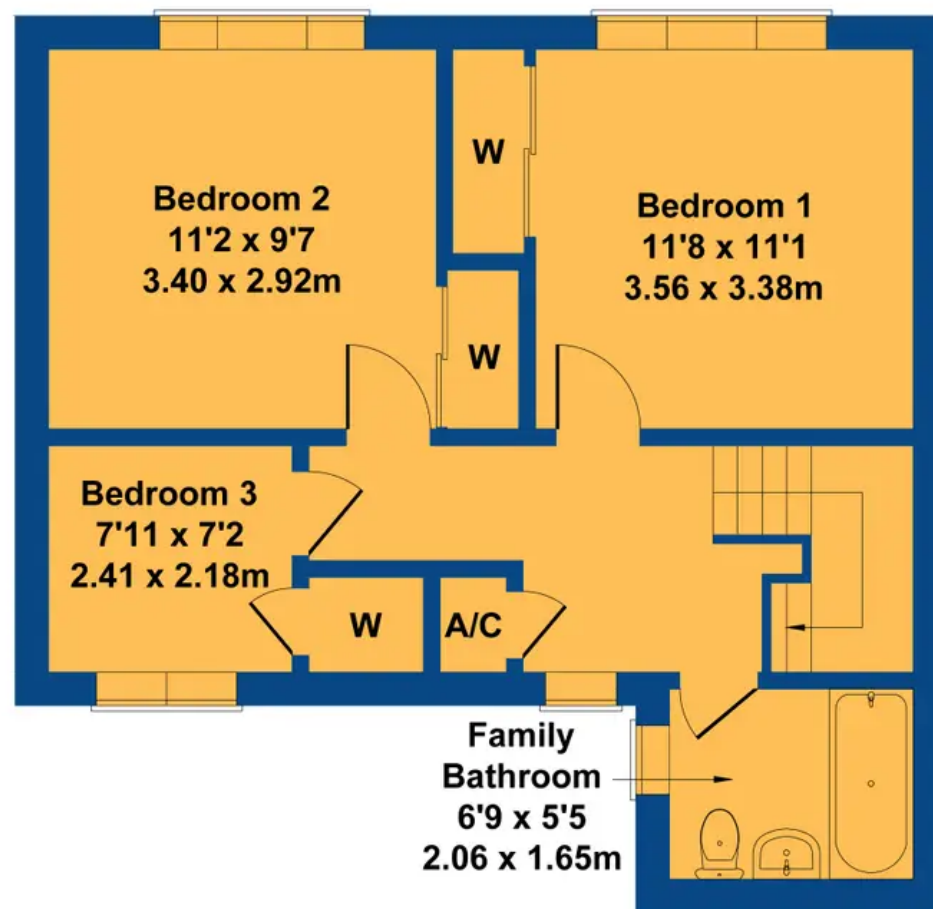


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Approximate Gross Internal Area  
1012 sq ft - 94 sq m



**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2023  
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