



Bingle Lane, St Athan

£300,000

- Council Tax Band D
- Modernised Three Bedroom Semi-Detached Close to Heritage Coast and Amenities
- Detached Garage and Gated Driveway Parking
- Potential to Extend (STPP)
- Good School Catchments
- EPC Rating: D



 3  1  1



About the property

Now being offered via Private Treaty stands a three bedroom semi-detached property on a large plot. Recently modernised throughout featuring a recently fitted kitchen, downstairs bathroom with modern combination boiler. The windows have been replaced along with new radiators, electrics and carpets throughout.

The accommodation briefly comprises of hallway, bathroom, lounge, kitchen / breakfast room, utility / understairs storage. Upstairs are three good size bedrooms.

A complete blank canvas for someone to move in and enjoy with plenty of scope for extension, subject to the necessary planning permission.

Front, side and rear gardens. Gated driveway providing off road parking and detached garage.

Internal viewing is a must!



Hallway

Enter via front door in to entrance hallway. Stairs rising to first floor. Doors leading to bathroom and lounge

Lounge

13' 6" max x 11' 8" (4.11m max x 3.56m)
Large double glazed window to the front. Exposed floor board and radiator. Door to kitchen

Kitchen /Breakfast Room

15' 2" max x 7' 11" (4.62m max x 2.41m)
Refitted with a modern kitchen with a range of wall and base units with worksurfaces over. Two double glazed windows to the rear. Stainless steel sink and drainer, double oven and 5 ring gas hob cushioned flooring. Space for white goods. Radiator. Archway through to

Utility Space / Storage

13' 11" max x 2' 8" (4.24m max x 0.81m)
Wall mounted "BAXI" combi boiler with worksurface area. Cushioned flooring. Radiator. Wooden and glazed door leading to the side garden

Bathroom

Sliding door from hallway. Fitted with a bath with overhead "raindance" shower plus further handheld attachment. Wash hand basin, w.c. Part tiled walls, cushioned flooring, heated towel radiator in chrome. Obscure glazed window to the side

First Floor Landing

Carpeted stair leading from hallway. Double glazed window to the side aspect and access to all first floor rooms

Master Bedroom

15' 3" x 8' 7" (4.65m x 2.62m)
Double glazed window to the front. Radiator and carpets. Storage.

Bedroom Two

11' 2" x 9' 3" (3.40m x 2.82m)
Large double glazed window to the rear. Radiator. Fitted carpets. Loft hatch

Bedroom Three

8' 10" x 7' 11" (2.69m x 2.41m)
Double glazed window to rear. Radiator and fitted carpets

Outside

Outside

Front

Timber gates give access to driveway to fit several cars. There is also a wooden pedestrian gate with path leading to front door. Area laid to lawn and wall and hedge boundaries

Garage

Accessed via timber doors into detached garage.

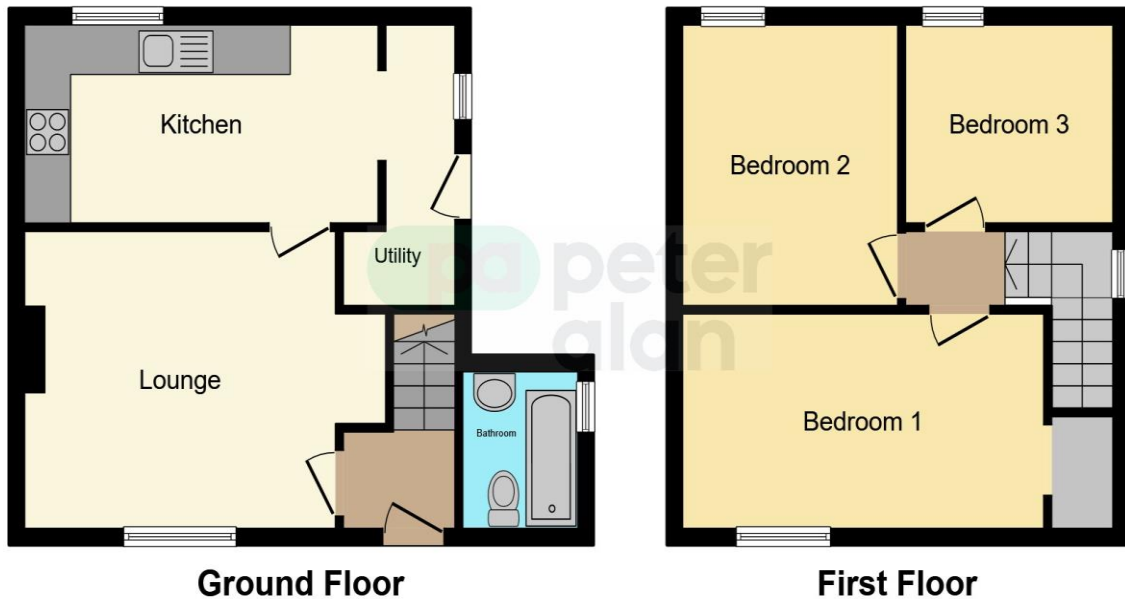
Rear Garden

Accessed from both the side door and a lockable timber gate to sizeable rear garden. The garden is a mix of lawn and hardstand. The plot is bound by wall, hedge and fence with a sunny aspect.

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Floorplan



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