



Glebeland Place, offers in excess of £270,000

- Extended Family Home – Spacious and versatile layout with two reception rooms, utility, and two bathrooms.
- Character & Charm – Retained original features including parquet flooring, log burner, and tasteful finishes throughout.
- Impressive Gardens & Parking – Generous rear garden with summerhouse and front driveway for three vehicles.
- Convenient Village Location – Close to schools, shops, amenities, and the Heritage Coast.



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About the property

Situated in the popular St Athan, in Vale of Glamorgan, this beautifully presented and thoughtfully extended semi-detached family home offers a perfect blend of character, modern upgrades, and generous outdoor space. Meticulously renovated by the current owners, the property boasts two stylish reception rooms, an impressive open-plan kitchen/dining area with French doors opening to the rear garden, three bedrooms, two bathrooms, and a convenient utility room.

Original features such as solid wood block parquet flooring and a charming log burner sit alongside contemporary touches like vertical radiators, downlighting, and a sleek family bathroom with freestanding bath. The superb rear garden, complete with a summerhouse and mature trees, provides an entertaining space, while a block-paved driveway at the front offers parking for three vehicles.

Located in a quiet and mature residential area, the home is within walking distance of local schools, shops, and amenities, with the stunning Heritage Coastline just a short drive away. Combining practicality and space, this home is ideal for growing families and first-time buyers alike. Viewing is highly recommended to appreciate everything it offers.



Accommodation

Entrance Hallway

Front entrance door. Stairs to first floor. Glazed door to kitchen, door to sitting room. Wood-effect flooring.

Sitting Room

14' 11" x 12' 1" (4.55m x 3.68m)
UPVC window to front, radiator. Original parquet solid wood block flooring. Clear view log burner with slate hearth.

Kitchen

15' 5" x 8' 1" (4.70m x 2.46m)
UPVC window to front. Fully fitted kitchen with eye-level and base units, drawers, work surfaces, breakfast bar. Inset ceramic sink with mixer tap, electric cooker, fridge freezer, wood-effect flooring. Under-stairs cupboard. Door to utility, open to:

Dining / Family Room

14' 2" x 11' 2" (4.32m x 3.40m)
A versatile space with UPVC French doors to rear, roof light, vertical radiators, wood-effect flooring. Space for dining table and chairs.

Utility Room

7' 1" x 5' 4" (2.16m x 1.63m)
UPVC opaque window to side. Base units with work surface, space for washing machine. Vertical radiator, wood-effect flooring, airing cupboard housing wall-mounted Ideal combi boiler. Downlighting. Door to:

Shower Room

UPVC opaque window to side. Low-level WC with storage units, ceramic wash hand basin with mixer tap, shower enclosure with mixer shower, partially tiled walls, vertical radiator, downlighting.

First Floor Landing

UPVC window to rear, loft access, doors to bedrooms and bathroom.

Bedroom One

9' 9" x 9' 3" (2.97m x 2.82m)
UPVC window to rear, radiator.

Bedroom Two

12' 1" x 8' 9" (3.68m x 2.67m)
UPVC window to front, radiator.

Bedroom Three

9' 9" x 8' 5" (2.97m x 2.57m)
UPVC window to rear, radiator.

Family Bathroom

Opaque UPVC window to front. Low-level WC, ceramic wash hand basin with mixer tap, freestanding bath with telephone-style mixer tap and shower, separate shower enclosure with mixer shower, partially tiled walls, heated towel rail, vinyl flooring, downlighting.

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Floorplan



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