



Scott Close, St Athan

£110,000

- Kitchen / diner with doors leading to the rear garden, Separate living room
- Two double bedrooms and one single, all with built in wardrobe space
- Cloakroom and family bathroom
- Rear garden laid to lawn, allocated parking space nearby
- To be sold with no ongoing chain
- Annual service charge (circa £41/month). This charge is used for the upkeep, maintenance and management of the estate.



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About the property

This family home requires updating throughout and offers a superb opportunity for first time buyers and investors. The property forms part of a well connected area and enjoys immediate access to local amenities and public transport links. The ground floor offers a kitchen / diner with doors leading to the rear garden, a spacious living room and cloakroom.

To the first floor are two double bedrooms and a third single bedroom, all with built in wardrobe space, in addition to a family bathroom. To the exterior is a small frontage, a rear garden laid to lawn and an allocated parking space located nearby.





Accommodation

Hallway

Entered via UPVC opaque glazed door. Radiator. Stairs to first floor, under stairs cupboard, doors to living room, kitchen/diner and cloakroom.

Kitchen / Diner

17' 11" x 9' 6" (5.46m x 2.90m)

UPVC window to front and UPVC French doors to rear. Fully fitted kitchen comprising eye level units, base units and work surfaces over. Radiators. Door to living room. Stainless steel sink. Space for electric cooker and white goods.

Living Room

15' 6" x 11' 1" (4.72m x 3.38m)

UPVC window overlooking the rear garden, radiator.

Cloakroom

Low level WC. UPVC opaque glazed window to front. Corner wash hand basin.

First Floor Landing

Doors to bedrooms and bathroom. Loft access. Radiator. Airing cupboard containing the hot water tank. UPVC window to front.

Bedroom One

11' 10" x 11' 4" (3.61m x 3.45m)

Built in wardrobe. UPVC window to rear. Radiator.

Bedroom Two

11' 2" x 9' 9" (3.40m x 2.97m)

UPVC window to rear. Radiator. Built in wardrobe.

Bedroom Three

7' 11" x 7' 2" (2.41m x 2.18m)

Radiator. UPVC window to front. Built in wardrobe.

Bathroom

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

To The Exterior

Front:

Small courtyard frontage with access to boiler room housing floor standing gas boiler.

Rear:

Rear Garden - A level garden laid to lawn.

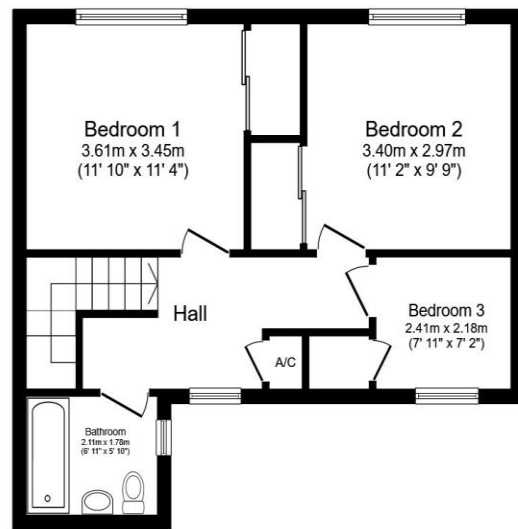
Parking:

Allocated parking space located nearby.

Floorplan



Ground Floor
Floor area 48.6 sq.m. (523 sq.ft.)



First Floor
Floor area 46.5 sq.m. (500 sq.ft.)

Total floor area: 95.1 sq.m. (1,023 sq.ft.)

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