



Cedar Road, St Athan

offers over £290,000

- Stylish 3-bedroom detached family home in a peaceful no-through road location
- En-suite master bedroom, modern family bathroom, and bright living spaces
- Driveway with EV charging point, leading to Garage and garden room/home office
- UPVC double glazing, gas combi central heating, and well-maintained semi-rural setting near the Heritage Coast
- EPC Rating: C



3 2 2



About the property

This light filled and beautifully presented three bedroom detached family home which has been beautifully upgraded by the current vendor, complete with driveway and charming garden room ideal for home working, is conveniently positioned close to amenities.

Within easy reach schools, and the Heritage Coastline, the home combines contemporary design with a welcoming semi-rural setting. The ground floor accommodation features a welcoming entrance hallway, cloakroom, sitting room, dining room, and a fully fitted and spacious kitchen.

Upstairs are three bedrooms, including a master with en-suite, some with built in wardrobes plus a stylish family bathroom. Outside, the property offers a front garden with driveway and EV charging point, and an enclosed rear garden with a fully powered garden room/office. UPVC double glazing and gas central heating (combi boiler) complete this well-maintained home.





Accommodation

Entrance Hall

Front entrance door. Access to cloakroom/WC and storage cupboard. Doors to dining and sitting rooms. Stairs to first floor.

Cloakroom / Wc

uPVC opaque window to front. Vertical radiator. Low-level WC and wash hand basin with mixer tap.

Sitting Room

15' 7" x 8' 10" (4.75m x 2.69m)

A light filled main reception room with uPVC French doors to rear and window to front. Vertical radiator. Wood-effect flooring.

Dining Room

9' 3" x 8' 10" (2.82m x 2.69m)

uPVC windows to front and side. Vertical radiator. Ceramic tiled flooring. Space for dining table. Opening to kitchen.

Kitchen

17' 5" x 7' 2" (5.31m x 2.18m)

Open plan to the dining room. uPVC glazed door to rear. Vertical radiator. Under-stairs storage which perfectly fits a dryer. Modern fitted units with work surfaces, 1.5 bowl sink, induction hob with extractor, integrated oven, dishwasher, washing machine, and fridge freezer. uPVC window to side. Ceramic tiled floor. Wall-mounted combi boiler.

First Floor Landing

uPVC window to rear. Vertical radiator. Access to bedrooms and bathroom.

Bedroom One

14' 3" x 8' 8" (4.34m x 2.64m)

uPVC windows to front and side. Vertical radiator. Door to en-suite.

En-Suite

uPVC opaque window to side. Low-level WC, shower enclosure with mixer shower, pedestal wash hand basin. Ceramic wall and floor tiles.

Bedroom Two

9' 2" x 9' 8" (2.79m x 2.95m)

uPVC window to front. Vertical radiator. Built-in wardrobes and over-stairs cupboard.

Bedroom Three

6' 6" x 6' 3" (1.98m x 1.91m)

uPVC window to rear. Radiator.

Family Bathroom

uPVC opaque window to rear. Panelled bath with mixer shower, low-level WC, wash hand basin with mixer tap. Vertical radiator. Ceramic tiled floor.

External

To the front of the property is a low-maintenance garden, with footpath leading to the front door. There is also an additional grassed area to the side of the property. To the rear of the property is a landscaped, enclosed and private L-shaped garden with paved seating area, gravel sections, and lawn. Gated access to front.

Driveway And Garage

Driveway in front of single garage with up and over door with EV charging point.

Additional Information

A service charge of approximately £321.42 per year covers the estate's maintenance and management.

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Floorplan



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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