



Ash Lane, St Athan offers over £170,000

- Two Bedroom Semi-detached property
- Two Reception Rooms including the Conservatory
- Allocated Parking for 1 Vehicle
- Being Sold with No Onward Chain
- EPC Rating: D



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About the property

A GREAT OPPORTUNITY FOR FIRST-TIME BUYERS, this SEMI-DETACHED TRADITIONAL HOME is positioned in a desirable semi-rural part of St Athan village, Vale of Glamorgan. The location offers convenient access to schools, shops, local amenities, and the nearby Heritage Coast. The ground floor accommodation includes an entrance hallway, lounge, kitchen/dining area and a conservatory. The first floor provides two well-sized bedrooms along with a family shower room and a separate W/C. Externally, the home features a driveway for one car and a private rear garden complete with sheds. Additional benefits include uPVC double glazing throughout and gas central heating powered by a combination boiler. A service charge of approximately £333 per year applies for estate maintenance and management. Offered with NO ONWARD CHAIN. Please be aware the property is currently in probate.





Accommodation

Entrance Hallway

uPVC opaque glazed entrance door. Stairs to first floor. Radiator. Under-stairs storage cupboard. Doors to lounge and kitchen/diner.

Living Room

14' x 12' 3" (4.27m x 3.73m)

Radiator. uPVC French doors to rear garden. Electric feature fireplace.

Kitchen / Diner

21' 3" x 8' (6.48m x 2.44m)

Radiator. uPVC front window. uPVC opaque glazed side door. Glazed door to conservatory. Wall-mounted Worcester combination boiler supplying heating and hot water. Fitted kitchen with wall and base units, drawers, worktops and inset sink with mixer tap. Space for appliances

Conservatory

9' 6" x 8' 2" (2.90m x 2.49m)

uPVC rear window.

First Floor Landing

Linen cupboard. Loft access. Built-in wardrobe. Doors to bedrooms, shower room and W/C.

Bedroom One

12' 8" x 10' 7" (3.86m x 3.23m)

uPVC rear window. Radiator.

Bedroom Two

12' 7" x 8' 2" (3.84m x 2.49m)

Radiator. uPVC rear window. Built-in wardrobe.

W.C

Low-level W/C. uPVC side window.

Shower Room

8' 1" x 5' 4" (2.46m x 1.63m)

uPVC opaque windows to front and side. Pedestal wash basin. Vertical radiator. Non-slip flooring. Electric mixer shower.

Garden

Garden

Front – Low-maintenance open-plan area.

Rear – Enclosed garden laid to lawn with decking, sheds and side gate.

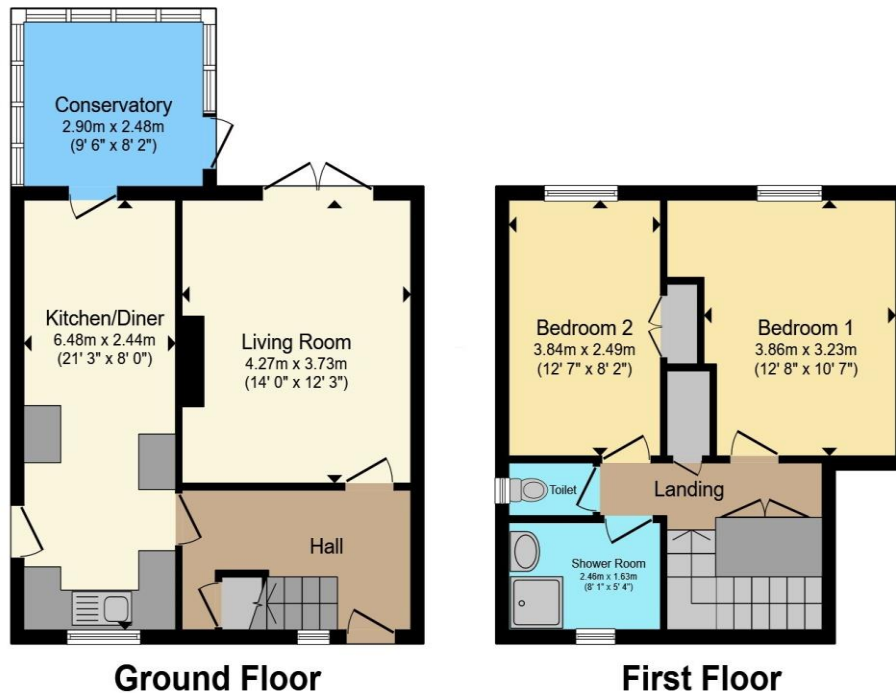
Parking

Driveway parking for one vehicle.

Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved

Floorplan



Total floor area 85.9 m² (925 sq.ft.) approx

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.propertybox.io

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.