



11 Shackleton Close, St. Athan

£180,000 Freehold

END OF TERRACE HOME. • 4 BEDROOMS. • CLOAKROOM/WC. • KITCHEN/DINER. • GARAGE. EPC D63. • 2021 NEW ROOF. • 2021 UPVC WINDOWS AND DOORS. • 2021 REAR GARDEN REVAMP. • 2020 COMBI BOILER.





This very well presented FOUR BEDROOM end of terraced family home with GARAGE which has been improved by the current owner, is located on this popular development of St Athan, Vale of Glamorgan, within easy reach of local shops, schools and the Heritage Coastline. The property briefly comprises entrance entrance hallway, sitting room, cloakroom/WC, and kitchen/diner to the ground floor. To the first floor are four bedrooms and a family bathroom. Outside there is a well presented garden to the rear with recently replaced fencing, and a garage nearby. The property enjoys 2021 replacement roof, gas central heating with a 2020 combination boiler, 2021 UPVC double glazed windows and doors. The property attracts an annual/monthly service charge. This charge is used for the upkeep, maintenance and management of the estate. An ideal first time buy or family home. We believe the construction type of be of Wimpey No Fines.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





GROUND FLOOR

Entrance Hallway

Opaque glazed front entrance door. Stairs to first floor. Radiator. Doors to cloakroom/WC, sitting room and kitchen/diner. Radiator. Under stairs cupboard.

Cloakroom/WC

Low level WC. Corner wash hand basin. Opaque window to front. Ceramic floor tiles.

Sitting Room

11' 0" x 13' 10" (3.35m x 4.22m)

UPVC window to rear. Radiator.

Kitchen

17' 1" x 10' 8" (5.21m x 3.25m)

UPVC French doors to rear. Radiator. Ceramic floor tiles and wood effect flooring. Space for white goods. Inset stainless steel sink with mixer tap. Gas hob with electric oven. UPVC window to front.





FIRST FLOOR

Landing

Doors to bedrooms and bathroom. Radiator. Loft access.
Storage cupboard.

Bedroom 1

11' 3" x 11' 5" (3.43m x 3.48m)

UPVC window to rear. Radiator. Built in wardrobe.

Bedroom 2

11' 2" x 9' 2" (3.40m x 2.79m)

UPVC window to rear. Radiator. Built in wardrobe.

Bedroom 3

7' 3" x 8' 1" (2.21m x 2.46m)

UPVC window to front. Radiator. Built in wardrobe.

Family Bathroom

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

UPVC opaque window to rear. Radiator. Low level WC.
Panelled bath with electric mixer shower. Partially tiled
walls. Ceramic floor tiles.

Bedroom 4

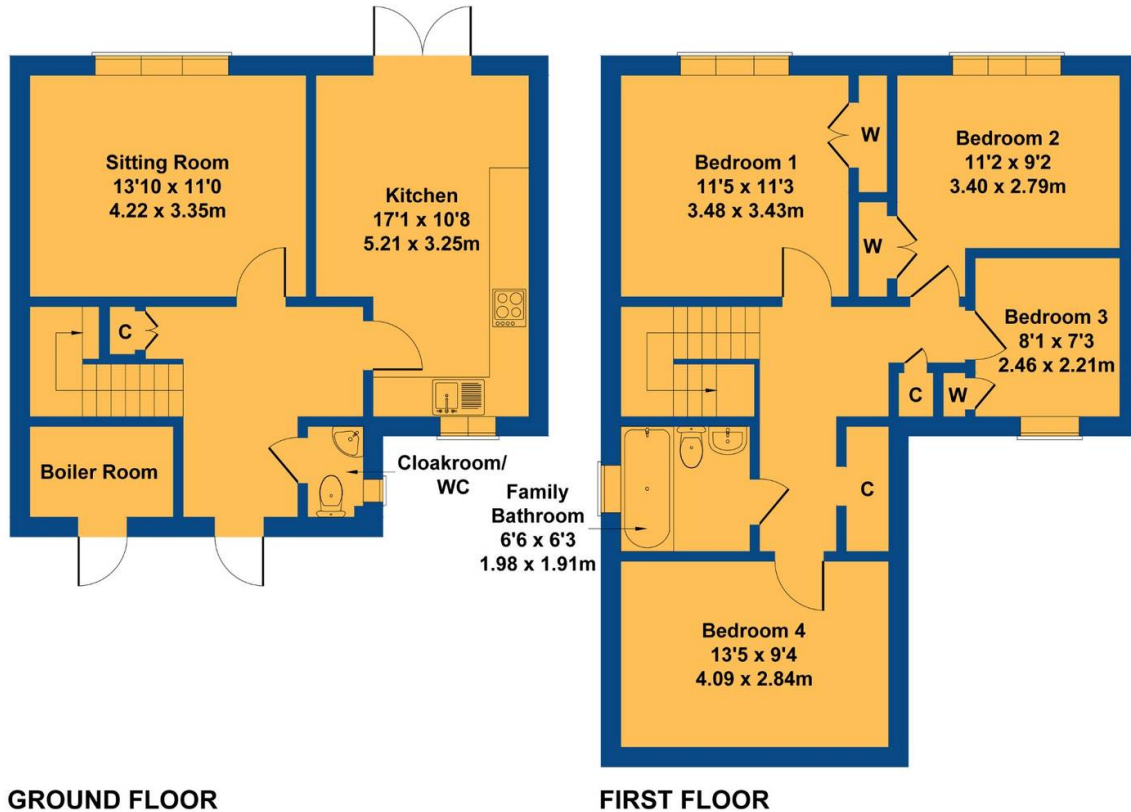
13' 5" x 9' 4" (4.09m x 2.84m)

UPVC window to front. Built in wardrobe. Radiator.



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Approximate Gross Internal Area
1163 sq ft - 108 sq m



Not to Scale. Produced by The Plan Portal 2024
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