



44 Scott Close, St. Athan

£159,950 Freehold

END OF TERRACED FAMILY HOME. • EPC E50. 3 BEDROOMS. • KITCHEN/DINER. • UTILITY. CLOAKROOM/WC. • ALLOCATED PARKING SPACE. • UPVC. GCH COMBI. • IDEAL FIRST TIME BUY.





AN IDEAL FIRST TIME BUYER WITH THIS SPACIOUS AND WELL PROPORTIONED FAMILY HOME - which lies in a popular location of St Athan, Vale of Glamorgan. The property comprises entrance porch and hallway, utility, sitting room, impressive kitchen/diner, dining room, cloakroom/WC, 3 first floor bedrooms and a family bathroom. Outside to the front is a low maintenance enclosed garden area, and a garden laid to lawn to the rear. The property benefits from UPVC windows and gas central heating with a combination boiler. A great first time buy or family home. The property attracts a monthly service charge (circa £31p/m). This charge is used for the upkeep, maintenance and management of the estate. We believe the construction type of be of Wimpey No Fines.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





GROUND FLOOR

Entrance Porch

UPVC opaque glazed front entrance door. Door to utility and opaque glazed door to entrance hallway.

Entrance Hallway

Radiator. Stairs to first floor. Doors to sitting room, cloakroom/WC and kitchen/diner.

Utility

UPVC opaque window to front.

Kitchen/Diner

Dimensions: 17' 4" x 10' 2" (5.28m x 3.10m). Patio doors to rear. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Stainless steel sink. Space for white goods. Ceramic floor tiles. 5 burner gas cooker with hood. Radiator. Partially tiled walls. Door to sitting room.

Sitting Room

Dimensions: 15' 4" x 10' 11" (4.67m x 3.32m). UPVC window to rear. Radiator. Wood effect flooring.





FIRST FLOOR

Landing

Doors to bedrooms and bathroom, airing cupboard. Loft access.

Family Bathroom

Dimensions: 6' 9" x 5' 6" (2.06m x 1.68m). UPVC opaque window to front. Panelled bath with electric mixer shower over. Low level WC. Wash hand basin. Ceramic wall tiles. Radiator.

Bedroom 1

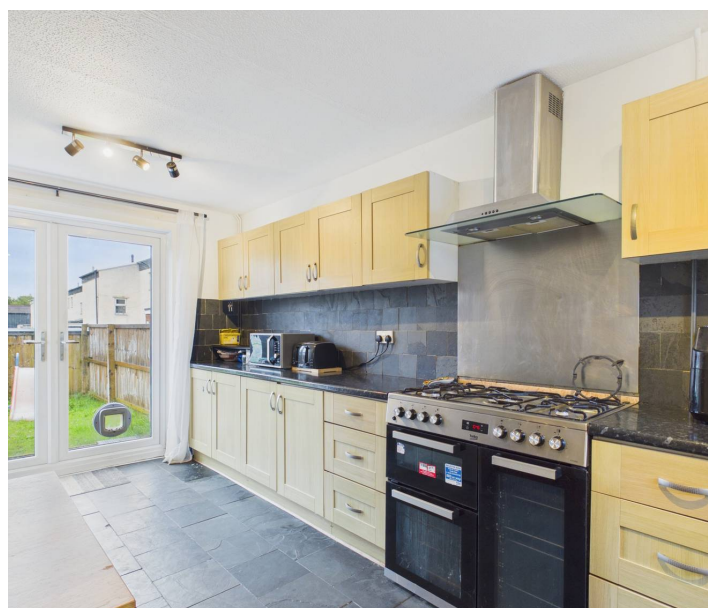
Dimensions: 11' 3" x 11' 9" (3.43m x 3.58m). UPVC window to rear. Radiator. Wardrobe.

Bedroom 2

Dimensions: 9' 7" x 11' 0" (2.92m x 3.35m). UPVC window to rear. Radiator. Wardrobe.

Bedroom 3

Dimensions: 7' 4" x 7' 10" (2.23m x 2.39m). UPVC window to front. Wardrobe. Radiator.





GARDEN

Rear garden - An enclosed garden laid to lawn with store and gate to rear.

