



Mallory Close, St. Athan Barry CF62 4JJ

welcome to

Mallory Close, St. Athan Barry

This two-bedroom property is a perfect opportunity for a first time buyer, with open-plan kitchen/diner and separate lounge, plenty of storage space and an enclosed garden. Decorated to a high standard, and benefits from having a separate W.C. to the main bathroom.

Porch

Carpet, doors to utility room and hallway, ceiling spotlights, power point

Utility Room

7' 1" x 5' 2" (2.16m x 1.57m)

Hallway

Carpet, stairs to first floor, power point, radiator, under-stairs storage cupboard, doors to lounge and kitchen

Kitchen/Diner

17' 1" x 9' 3" (5.21m x 2.82m)

Laminate flooring, window to front aspect, range of wall and base units with complementary marble-effect work surface over, stainless steel sink with drainer and mixer tap over, integrated electric oven and hob, space for washing machine and standing fridge-freezer, tiled splashback, extractor hood, power points, radiator, patio doors to rear garden, door to lounge

Lounge

13' 5" x 11' 1" (4.09m x 3.38m)

Carpet, large window to rear aspect, radiator, power points, modern feature fireplace

Landing

Carpet, window to front aspect, radiator, power point, loft inspection hatch, storage cupboards

W.C.

Obscured window to front aspect, W.C., radiator, laminate flooring

Bathroom

5' 9" x 5' 7" (1.75m x 1.70m)

Laminate flooring, wash hand basin with storage surround, bath with shower over, tiled surround,

obscured window to front aspect

Bedroom One

11' x 10' 11" (3.35m x 3.33m)

Carpet, window to rear aspect, radiator, power point, built-in wardrobe

Bedroom Two

11' 2" x 10' 1" (3.40m x 3.07m)

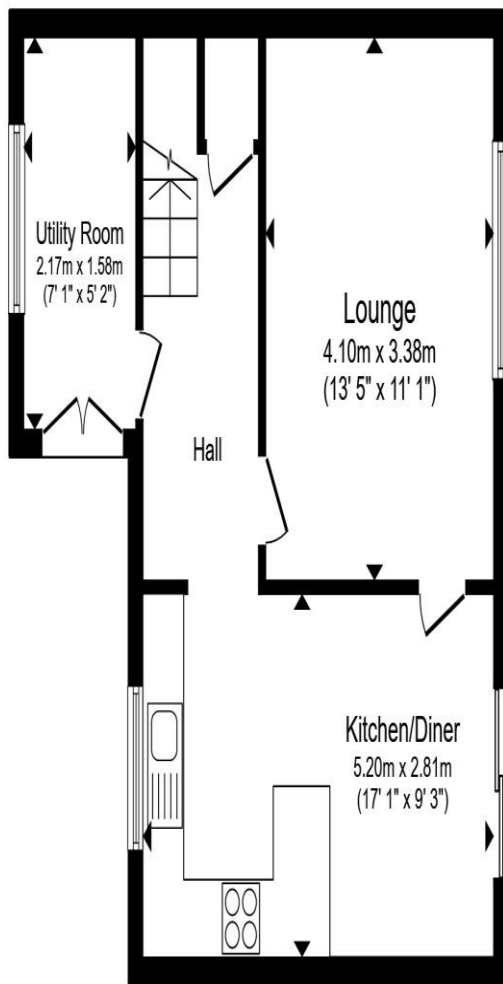
Carpet, window to rear aspect, radiator, power point, built-in wardrobe

Garden

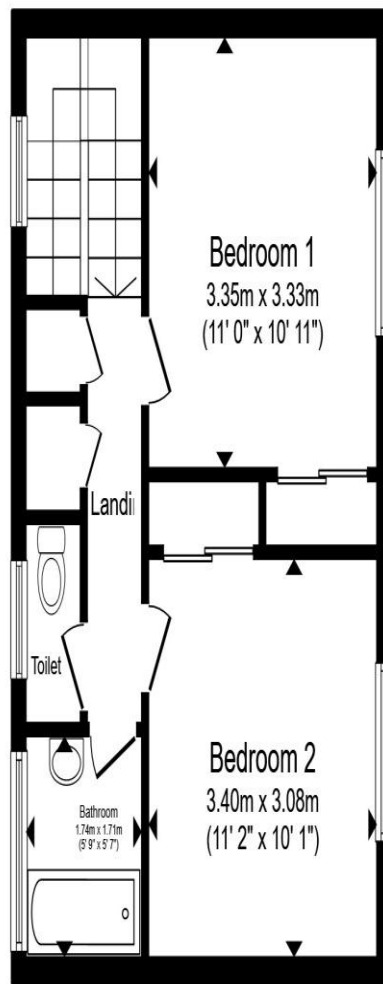
Patio and lawn, gate in fence to side of garden, brick outbuilding

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase goes ahead.



Ground Floor



First Floor

Total floor area 78.5 m² (845 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



welcome to
Mallory Close,
St. Athan Barry

- 2 BEDROOMS
- END-OF-TERRACE
- ENCLOSED GARDEN
- POPULAR LOCATION
- BEAUTIFULLY DECORATED

Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers in excess of
£160,000



view this property online allenandharris.co.uk/Property/BRY108163



Property Ref:
BRY108163 - 0011

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