





7 Chestnut Avenue

St. Athan, Barry

TRADITIONAL MID TERRACED HOME WITH TENANT IN SITU in a popular location of St Athan, Vale of Glamorgan, within easy reach of local shops, schools and amenities, and the nearby Heritage Coastline. FOR INVESTORS ONLY, the property briefly comprises; kitchen/breakfast, sitting room, rear hall, two well proportioned bedrooms, and bathroom. Outside there are gardens to the front and rear. The property enjoys UPVC windows, gas central heating, and no forward chain. The property attracts a service charge of circa £90/year. This charge is used for the upkeep, maintenance and management of the estate.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- MID TERRACED HOME.
- IN NEED OF MODERNISING.
- INVESTORS ONLY.
- 2 BEDROOMS.
- NO FORWARD CHAIN.
- CURRENT TENANT IN PLACE.
- POPULAR LOCATION.
- EPC D65.





GROUND FLOOR

Sitting Room

11' 8" x 16' 6" (3.56m x 5.03m)

Stairs to first floor. UPVC opaque glazed front entrance door. Door to kitchen/diner.

Kitchen/Diner

9' 2" x 12' 6" (2.79m x 3.81m)

UPVC window to rear. Fully fitted kitchen comprising eye level units base units with work surfaces over. Inset stainless steel sink. Space for white goods and dining room table and chairs. Under stairs cupboard. Door to rear porch. Wall mounted gas boiler providing the central heating and hot water.

FIRST FLOOR

Landing

Doors to bedrooms and bathroom. Loft access.

Family Bathroom

5' 11" x 6' 1" (1.80m x 1.85m)

Panelled bath. Pedestal wash hand basin. Low level WC. UPVC window to rear. Radiator.

Bedroom 1

11' 10" x 13' 10" (3.61m x 4.22m)

UPVC window to front. Radiator. Built in wardrobe.

Bedroom 2

9' 9" x 10' 1" (2.97m x 3.07m)

UPVC window to rear. Radiator.





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FIRST FLOOR

Landing

Doors to bedrooms and bathroom. Loft access.

Family Bathroom

5' 11" x 6' 1" (1.80m x 1.85m)

Panelled bath. Pedestal wash hand basin. Low level WC. UPVC window to rear. Radiator.

Bedroom 1

11' 10" x 13' 10" (3.61m x 4.22m)

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GARDEN

Front - laid to lawn. Rear Garden - enclosed.

ON STREET

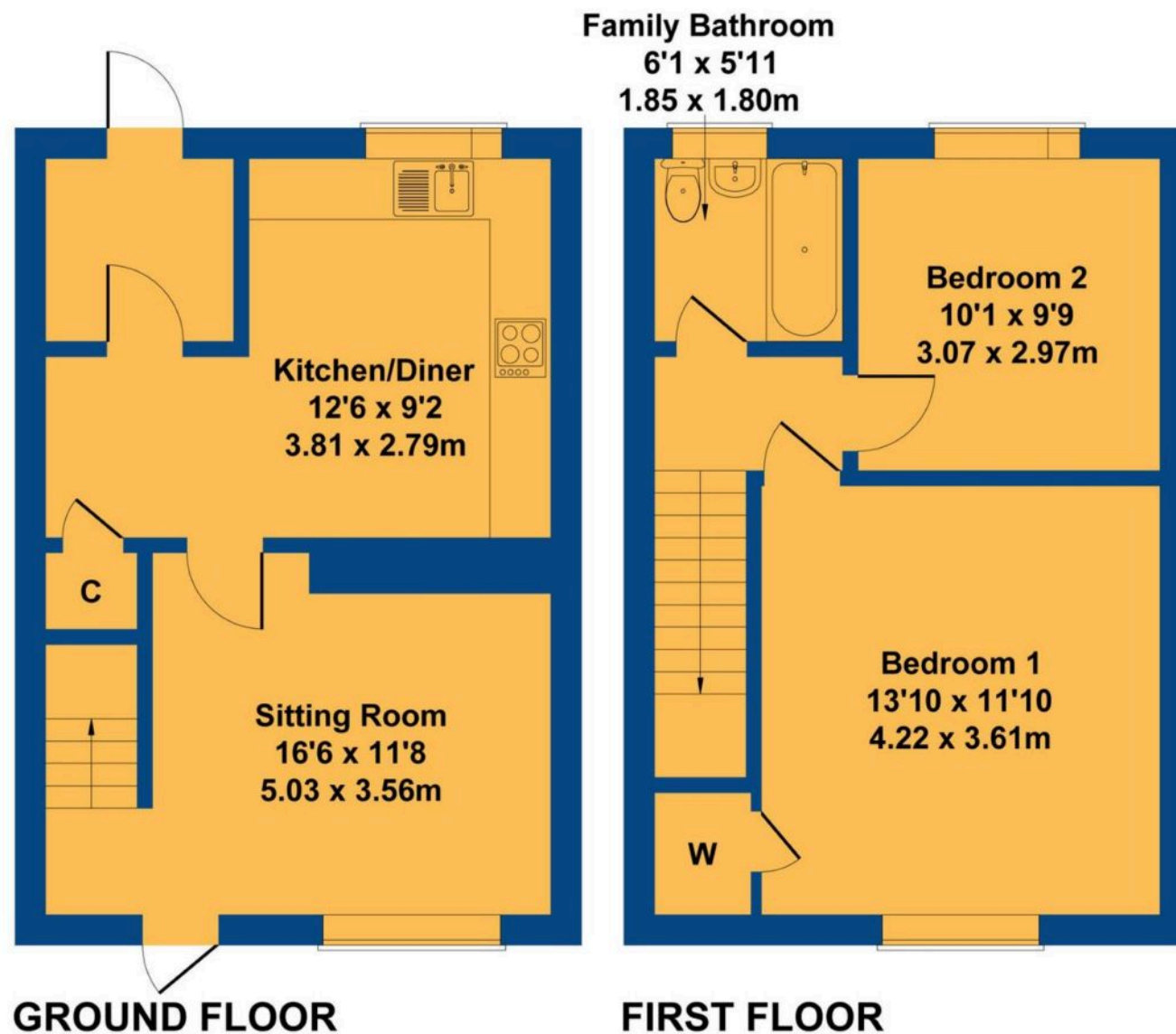
1 Parking Space

Non allocated parking bay to the front of the property.



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Approximate Gross Internal Area
797 sq ft - 74 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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HELPFUL INFORMATION whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.