



7 Llantwit Garden Close, St. Athan

£249,950 Freehold

SEMI DETACHED HOME. • 3 BEDROOMS. • CLOAKROOM/WC. • UPDATED THROUGHOUT. • CORNER PLOT. • DRIVEWAY. • NO FORWARD CHAIN. • EPC 74C





NO FORWARD CHAIN with this very well presented semi detached family home which lies in a quiet tucked away cul de sac position of St Athan Village, Vale of Glamorgan. The property briefly comprises; entrance hallway, cloakroom/WC, sitting room, dining room and 2025 kitchen with solid oak tops to the ground floor. To the first floor there are three bedrooms and a family bathroom. Outside there are gardens to the front and rear, with a driveway providing ample off road parking. 7 Llantwit Garden Close enjoys gas central heating controlled by a Hive unit, UPVC windows and doors, mains powered smoke alarms, and Fibre broadband. Viewings are highly recommended to fully appreciate the presentation and position. The family home is walking distance from local shops and amenities and within easy reach of the Heritage Coastline and beaches, M4 and the towns of Llantwit Major and Cowbridge.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Entrance Hallway

Front entrance door with tiled canopy. Stairs to first floor. Doors to cloakroom/WC and sitting room. Radiator.

Cloakroom/WC

2' 11" x 5' 6" (0.89m x 1.68m)
UPVC opaque window to front. Low level WC. Ceramic wash hand basin with mixer tap.

Sitting Room

13' 9" x 14' 9" (4.19m x 4.50m)
Karndean flooring. UPVC window to front. Radiator. Under stairs cupboard. Door to dining room.

Dining Room

9' 2" x 10' 11" (2.79m x 3.33m)
Radiator. Door to kitchen. UPVC French doors to rear. Karndean flooring.

Kitchen

10' 10" x 7' 3" (3.30m x 2.21m)
Fully fitted 2025 kitchen comprising eye level units base units with drawers and solid oak work surfaces over. Sink with mixer tap. gas hop, electric oven and extractor fan. Space for washing machine (available by separate negotiation). Integrated dish washer. Radiator. Breakfast bar area. partially tiled walls. Karndean flooring. UPVC glazed door to rear and UPVC window to rear.



Doors to bedrooms and family bathroom. Under stairs cupboard. **blackbear.**



FIRST FLOOR

Landing

Doors to bedrooms and family bathroom. Linen cupboard. Loft access (insulated in circa 2021).

Family Bathroom

6' 10" x 6' 1" (2.08m x 1.85m)

UPVC opaque window to rear. Low level WC. Paneled bath with mixer shower over. Ceramic wall tiles and floor tiles. Vertical radiator. Pedestal wash hand basin with mixer tap. Wall mounted combination boiler providing the central heating and hot water.

Bedroom 1

10' 8" x 12' 6" (3.25m x 3.81m)

Radiator. UPVC window to rear.

Bedroom 2

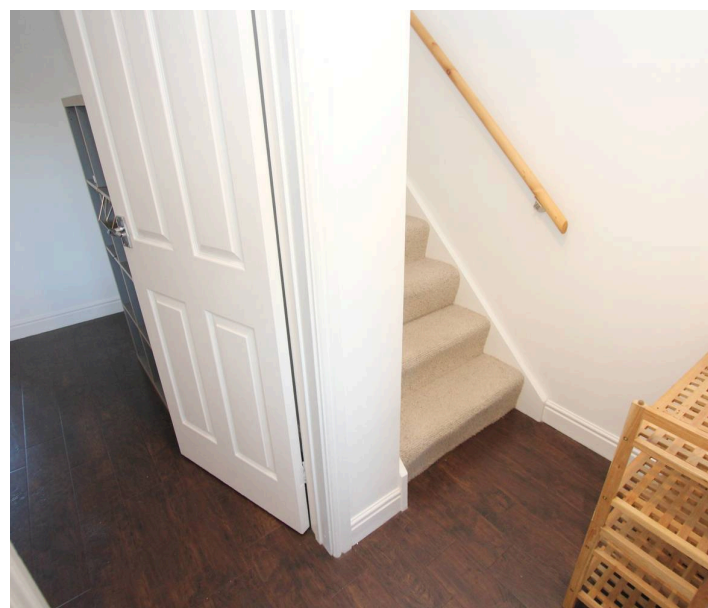
13' 1" x 9' 1" (3.99m x 2.77m)

UPVC window to front. Radiator.

Bedroom 3

10' 2" x 7' 10" (3.10m x 2.39m)

UPVC window to front. Radiator. Over stairs cupboard.





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