



**Tathan Crescent, St Athan**

**offers over £325,000**

- Beautifully renovated throughout
- Log burner. 2nd reception room plus separate study, ground floor WC
- Fantastic contemporary kitchen with utility area
- Three bedrooms
- Countryside views
- Spacious/generous plot with mature and private rear garden, driveway for multiple cars
- No onward chain
- Walking distance to local amenities such as doctors and primary school
- EPC Rating: D



3 2 3



## About the property

This superb home has been thoughtfully renovated throughout by the current owners to a high standard, offering stylish and versatile living accommodation. The ground floor features a welcoming living room complete with a cosy log burner, alongside a second reception room ideal as a dining room or playroom, plus a separate study—perfect for home working. The highlight of the home is the fantastic-sized open plan contemporary kitchen/dining room with French doors opening onto the rear garden, seamlessly flowing into a useful utility area. A convenient ground floor WC completes the layout.

Upstairs, there are two generous double bedrooms and a further single bedroom, all served by a modern family bathroom featuring atmospheric mood lighting. The first floor also enjoys attractive views across open fields. Externally, the property boasts a mature rear garden with a patio seating area, lawn, and shed—ideal for outdoor entertaining and family life. To the front, there is a driveway providing off-road parking for multiple vehicles. Further benefits include scope to extend (subject to the necessary planning permissions) and the advantage of being offered to the market chain free.





## Accommodation

### Porch

UPVC double glazed door and panels, door leading to the hallway.

### Hallway

Doors leading to the living room and second reception room, space to store coats and shoes, parquet flooring.

### Living Room

16' 5" (Max) x 14' 10" ( 5.00m (Max) x 4.52m )

UPVC double glazed window overlooking the front garden, wood burner, door leading to the kitchen, stairs leading to the first floor, radiator, parquet flooring.

### Reception Room Two

9' 5" x 9' 3" ( 2.87m x 2.82m )

UPVC double glazed window to the front, veneer oak flooring, door leading to the study, radiator.

### Study

9' 3" x 7' 11" (Max) ( 2.82m x 2.41m (Max) )

UPVC double glazed window to side, veneer oak flooring, radiator.

### Kitchen / Dining / Utility

16' 6" x 8' 11" ( 5.03m x 2.72m )

Kitchen / dining area:

Units to base and wall height, worktops inset with stainless steel sink and drainer, electric hob with extractor hood over and oven below, space for dishwasher and upright fridge/freezer, UPVC double glazed windows overlooking the rear garden, UPVC double glazed French doors leading to the rear garden, tiled flooring, radiator, open to utility area.

Utility area:

Continuation of units to base and wall height, stainless steel sink, space and plumbing for washing machine and tumble dryer, continuation of tiled flooring, radiator, door to WC.

### Wc

UPVC double glazed window to side of property, push button WC, vanity wash hand basin, tiled flooring, radiator.

### First Floor Landing

UPVC double glazed window to side, doors leading to three bedrooms and bathroom, carpeted.

### Bedroom One

13' x 9' 6" ( 3.96m x 2.90m )

UPVC double glazed window to front, cupboard with shelving, radiator, carpeted.

### Bedroom Two

10' 8" x 9' 6" ( 3.25m x 2.90m )

UPVC double glazed window overlooking the rear garden and fields beyond, radiator, carpeted.

### Bedroom Three

8' 2" x 6' 11" ( 2.49m x 2.11m )

UPVC double glazed window to front, access to insulated and boarded loft space with ladder. Radiator, carpeted.

### Bathroom

Bath with rain shower head and hand held attachment, remote control mood lighting. UPVC double glazed window to rear, vanity wash hand basin, push button WC, tiled walls, wood effect flooring, timed extractor fan, chrome ladder style radiator.

### Front Garden

Driveway for 2 cars, area laid to lawn with mature magnolia tree, fencing and hedgerow to boundary, gate leading to the rear garden.

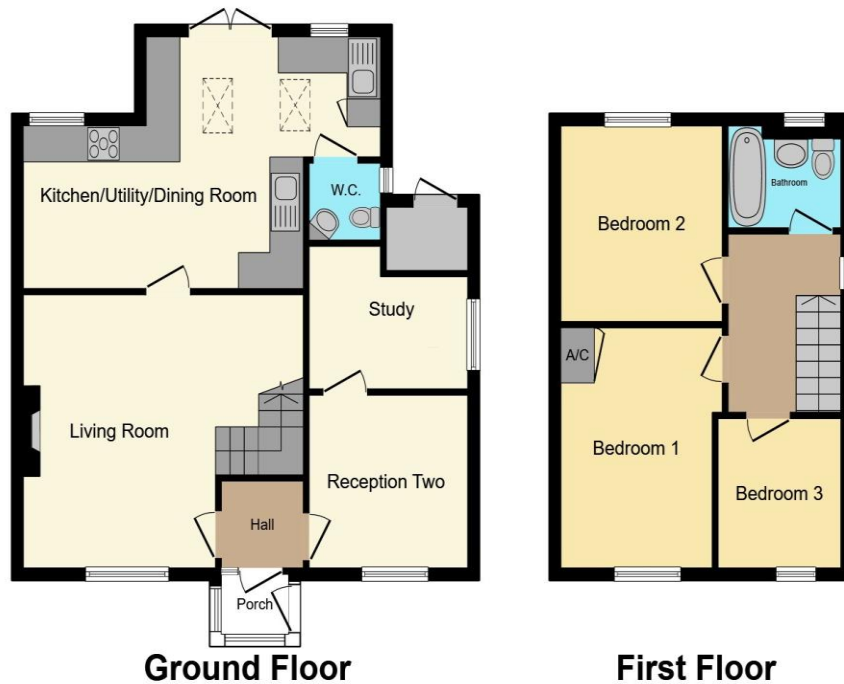
### Rear Garden

Mature garden mostly laid to lawn and patio with storage attached to the house, wooden shed, mature shrubs and trees, hedgerow and fencing to boundaries, gate leading to the front of the house.

### Shed

9' 2" x 7' 6" ( 2.79m x 2.29m )

## Floorplan



Total floor area 99.5 m<sup>2</sup> (1,071 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](http://www.propertybox.io)

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