HUNTERS®

HERE TO GET *you* THERE

Lime Grove

St. Athan, Barry, CF62 4JQ

£165,000

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Council Tax: C

22 Lime Grove

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General

St Athan is a charming village located in the Vale of Glamorgan, Wales, offering a peaceful and picturesque setting for residents to enjoy. The village boasts a strong sense of community spirit and is perfect for families, professionals, and retirees alike.

One of the key benefits of living in St Athan is its convenient transport links. The village is well-connected to nearby towns and cities, with easy access to major road networks such as the M4 motorway. Cardiff Airport is also just a short drive away, offering residents the opportunity to easily travel further afield.

St Athan offers a range of local amenities to cater to residents' daily needs, including shops, pubs, and restaurants. The village also has a primary school, making it an ideal location for families with young children. For secondary education, there are several schools in nearby towns such as Barry and Cowbridge.

The village is surrounded by beautiful countryside, with plenty of opportunities for outdoor activities and exploration. Nearby beaches such as Llantwit Major and Ogmore-by-Sea offer stunning views and are perfect for relaxing walks or seaside picnics. The Vale of Glamorgan Coastal Path also runs close to St Athan, providing scenic walking routes along the coast.

In addition to its natural beauty, St Athan is home to historic landmarks such as St Athan Church, which dates back to the 12th century. The village also has a strong military presence, with RAF St Athan being a major employer in the area.

Hallway

with laminate flooring, skimmed walls and ceiling with central lighting, radiator, stairs to first floor doors to;

Lounge Dining

24'4" x 11'2" (at widest) (7.42m x 3.40m (at widest))
with laminate flooring, skimmed walls and textured ceiling which are coved with central lighting, box bay window to front, door and window to rear, two radiators.

Kitchen

9'1" x 6'11" (2.77m x 2.11m)
Tiled floors, skimmed walls and textured ceiling, central light, oak shaker style fitted kitchen units and bases with granite effect worktops, integral halogen hob, electric oven and hood, window to rear.

Landing

with carpets, smooth walls and ceiling with central lighting, wood banister with spindles, attic access, window to side and doors to:

Bedroom 1

13'4" x 8'3" (4.06m x 2.51m)
with carpets, skimmed walls and textured ceiling with central lighting, window to front, radiator, airing cupboard.

Bedroom 2

10'10" x 8'4" (3.30m x 2.54m)
with carpets, skimmed walls and textured ceiling with central lighting, windows to rear, radiator.

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Bedroom 3

9'9" x 6'1" (at widest) (2.97m x 1.85m (at widest))
with carpets, skimmed walls and textured ceiling with central lighting, window to front, radiator, cupboard over stairwell.

Bathroom

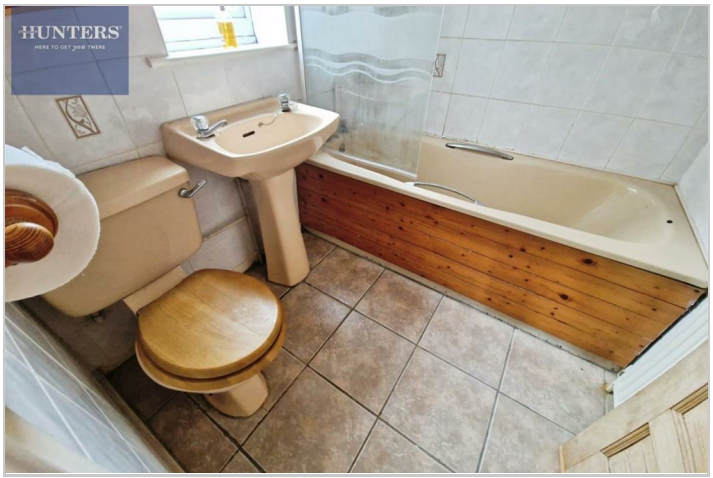
6'2" x 5'6" (1.88m x 1.68m)
with tiled flooring and walls, textured ceiling and central lighting, 3 piece suite comprising of WC, wash hand basin and bath with electric shower, glass shower screen, window to side, radiator,

Gardens

Front garden enclosed with timber fence, mostly grass with a central concrete path to front door, open side access to rear garden.

Enclosed rear garden which is a mixture of decking area with a concrete path and side border, garden shed to remain, gate to rear lane access.

Agents Note - . In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property. The property is being sold by a family member of staff at Hunters Estate Agents.

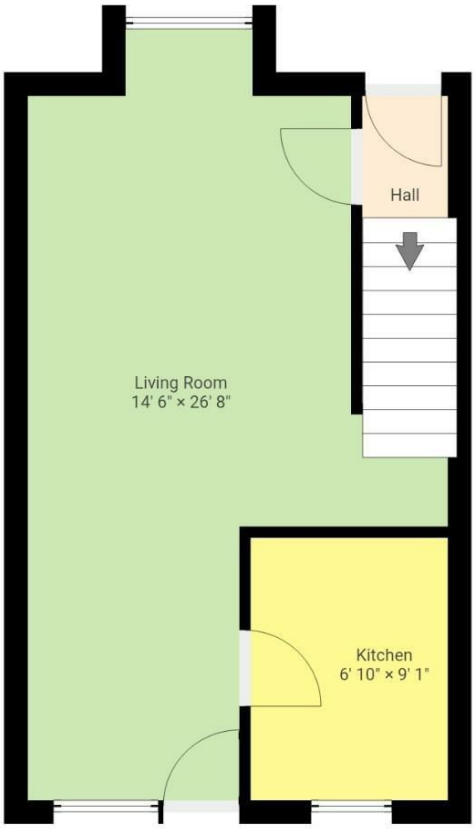


Road Map

Hybrid Map

Terrain Map

Floor Plan



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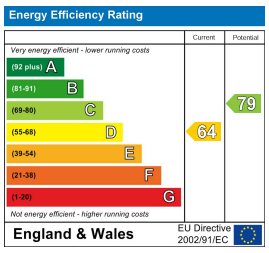
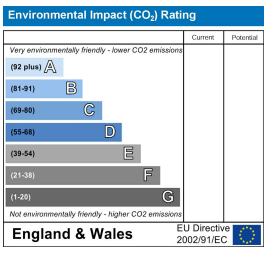
Viewing

Please contact our Hunters Bridgend Office on 01656 856118 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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