





26 Sycamore Avenue

St. Athan, Barry

TRADITIONAL END OF TERRACED HOME in a popular location of St Athan, Vale of Glamorgan, within easy reach of local shops, schools and amenities, and the nearby Heritage Coastline. The property which requires renovation throughout briefly comprises; kitchen/breakfast, sitting room, two well proportioned bedrooms, and bathroom. Outside there are gardens to the front and rear. The property enjoys UPVC windows, gas central heating (however this, together with the electrics, is currently turned off and cannot be tested before completion of the sale), 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. Please seek advice from your mortgage broker regarding the feasibility of a mortgage on this property. Council Tax band: B Tenure: Freehold EPC Energy Efficiency Rating: D EPC Environmental Impact Rating: D



- END OF TERRACE HOME.
- 2 BEDROOMS. EPC D64.
- GCH. UPVC. NO CHAIN.
- IN NEED OF RENOVATION.
- GARDENS. CORNER PLOT.
- IDEAL FIRST TIME BUY.
- IDEAL INVESTMENT PROPERTY.
- POPULAR LOCATION.
- POSSIBLE CASH BUYERS ONLY.



GROUND FLOOR

Entrance Porch

Front entrance dor. Door to hallway.

Hallway

Stairs to first floor. Door to sitting room.

Sitting Room

10' 5" x 13' 3" (3.18m x 4.04m)

UPVC window to front. Radiator. Door to kitchen/diner.

Kitchen/Diner

9' 2" x 15' 8" (2.79m x 4.78m)

UPVC door to rear. UPVC window to rear. Fitted units with sink. Wall mounted gas boiler (not tested and not operating). Radiator. Space for white goods etc.

FIRST FLOOR

Landing

Loft access. UPVC window to side. Doors to bathroom and bedrooms.

Bedroom 1

11' 9" x 13' 5" (3.58m x 4.09m)

UPVC window to front. Radiator.

Bedroom 2

9' 2" x 8' 9" (2.79m x 2.67m)

UPVC window to rear. Radiator.

Bathroom

5' 11" x 6' 2" (1.80m x 1.88m)

UPVC window to rear. Panelled bath. Wash hand basin. Low level WC.

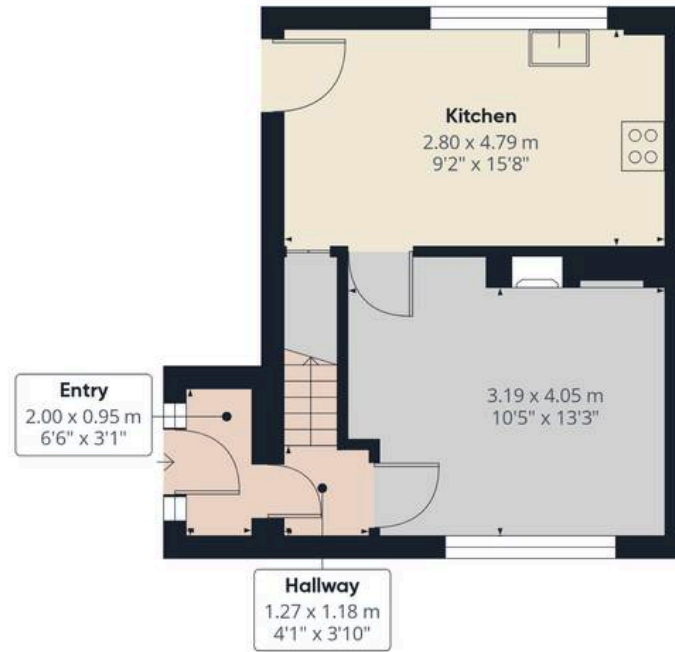




GARDEN

Front garden - enclosed and laid to lawn. Rear garden - enclosed and low maintenance.

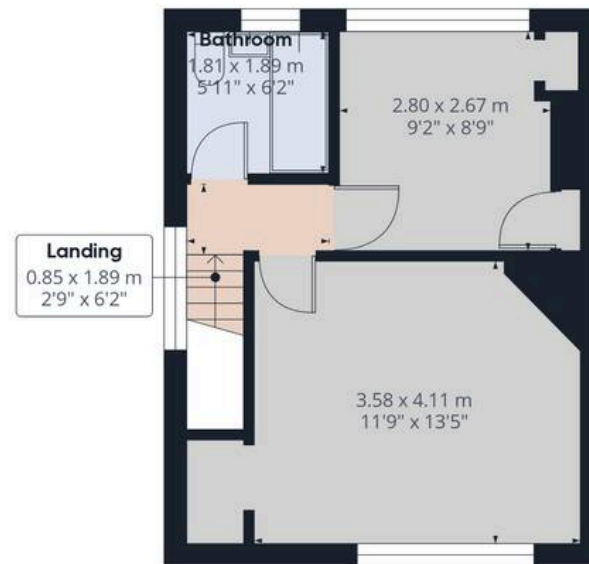




Ground Floor

Approximate total area⁽¹⁾

60.5 m²
652 ft²



First Floor

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Chris Davies Estate Agents

Chris Davies Estate Agent, Heritage House East Street – CF61 1XY

01446 792020

llantwitmajor@chris-davies.co.uk

www.chris-davies.co.uk/

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.