



**GLYNDWR AVENUE**  
**ST. ATHAN**  
**BARRY CF62 4PP**

ASKING PRICE OF  
**£320,000**



**SEMI DETACHED HOUSE**



This beautifully presented semi-detached house offers an opportunity to acquire a home in the sought-after area of St Athan Village, nestled in the heart of the Vale of Glamorgan. The property is offered close to the picturesque Heritage coastline and beautiful local beaches. Boasting three well-appointed bedrooms and a family bathroom also the spacious lounge provides a relaxing setting, enhanced by a charming wood burner. A stylish kitchen offers ample space, while the dedicated dining room is perfect for both formal gatherings and casual dining. The property also benefits from an additional reception room, which could easily serve as an additional bedroom or study. Externally, a private driveway offers convenient off-road parking with additional side access and a generous rear garden.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: C**

**FLOOR AREA APPROX :**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **ENTRANCE PORCH**

Entered via composite front door. Fitted carpet. Door to:

#### **ENTRANCE HALLWAY**

Carpeted stairs rising to the first floor. Doors to ground floor rooms.

#### **RECEPTION/BEDROOM FOUR**

11' 7" x 9' 10" (3.53m x 3m)

Currently being used as a fourth bedroom but could be used as a reception room. Double glazed window to the front. Radiator. Fitted carpet.

#### **LOUNGE/DINING ROOM**

23' 10" x 14' 10" (7.26m x 4.52m)

Lounge: Modern wall mounted radiator. Cast iron burner. Smooth plastered walls and ceiling. Open to:  
Dining Room: Modern wall mounted radiator. Double glazed bi-folding doors providing access to the rear garden. Door to:

#### **KITCHEN/BREAKFAST ROOM**

Modern fitted kitchen to comprise a range of base and wall units with high gloss work surfaces incorporating sink and drainer. Four burner electric hob with extractor and double oven. Integral fridge/freezer, washing machine and dishwasher. Breakfast bar of similar finish to work surface with stools. Double glazed bi-folding doors providing access to the rear garden.

#### **CLOAKROOM**

Double glazed opaque window to the side. Ceramic tile to all walls. Low level close coupled w.c and wash hand basin.

#### **FIRST FLOOR ACCOMODATION**

Carpeted stairs split level to the first floor with double glazed window to the front. Access to the loft space. Doors to first floor rooms and storage cupboard.

#### **BEDROOM ONE**

15' 3" x 10' 1" (4.65m x 3.07m)

Main double bedroom with double glazed window to the rear. Radiator. Fitted carpet.

#### **BEDROOM TWO**

11' 7" x 11' 6" (3.53m x 3.51m)

Double glazed window to the front. Radiator. Fitted carpet.

#### **BEDROOM THREE**

10' 6" x 8' 1" (3.2m x 2.46m)

Double glazed window to the rear. Radiator. Fitted carpet.

#### **BATHROOM**

Double glazed opaque window to the front. With suite to comprise P shaped bath with shower over, closed cistern w.c and wash hand basin. Heated towel rail. Ceramic tile to all walls.

#### **OUTSIDE**

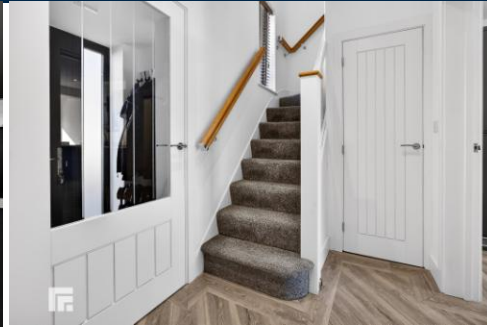
To the front: Spacious driveway for several vehicles. Access to the garage.

To the side: Access to the rear.

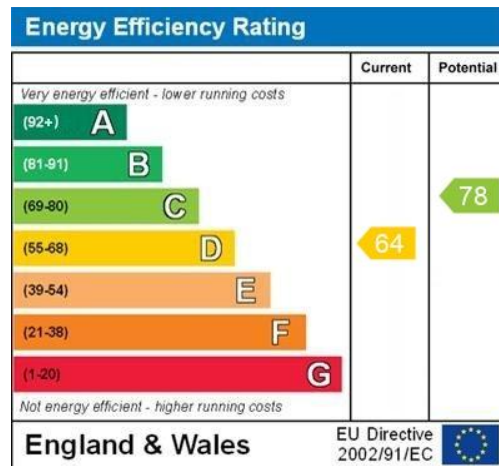
To the rear: Enclosed spacious rear garden laid to paving with lawn area.



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