





## 15 Flemingston Road

St. Athan, Barry

On the outskirts of this popular development near to St Athan village, Vale of Glamorgan, stands this mid terraced family home. The property briefly comprises entrance porch, utility/store room, entrance hallway, sitting room, kitchen/diner, two double bedrooms and a shower room with separate WC. Outside there is an enclosed level westerly garden to the rear. The property enjoys gas central heating with a REPLACEMENT COMBINATION BOILER, UPVC double glazed windows and patio doors to the rear, and an allocated parking space nearby. Viewing is recommended to fully appreciate the deceptively spacious accommodation. The property attracts a service charge (circa £41/month). This charge we believe is used for the upkeep, maintenance and management of the estate, and the water supply. St Athan is within easy reach of the market town of Cowbridge, and Llantwit Major with their secondary schools and shops etc. The property is in need of some modernising, but would make an ideal first time buy.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





## 15 Flemington Road

St. Athan, Barry

- 2 DOUBLE BEDROOMS. EPC TBC.
- MID TERRACED HOME.
- KITCHEN/DINER.
- PARKING SPACE NEARBY.
- UPVC. GCH COMBI.
- UTILITY/STORE.
- NO FORWARD CHAIN.
- IDEAL FIRST TIME BUY.





## **GROUND FLOOR**

### **Entrance Porch**

UPVC opaque front entrance door. Opaque glazed UPVC door to entrance hallway. Opening to utility/store area.

### **Utility Room**

UPVC window to front. Potential for WC subject to the usual consents.

### **Hallway**

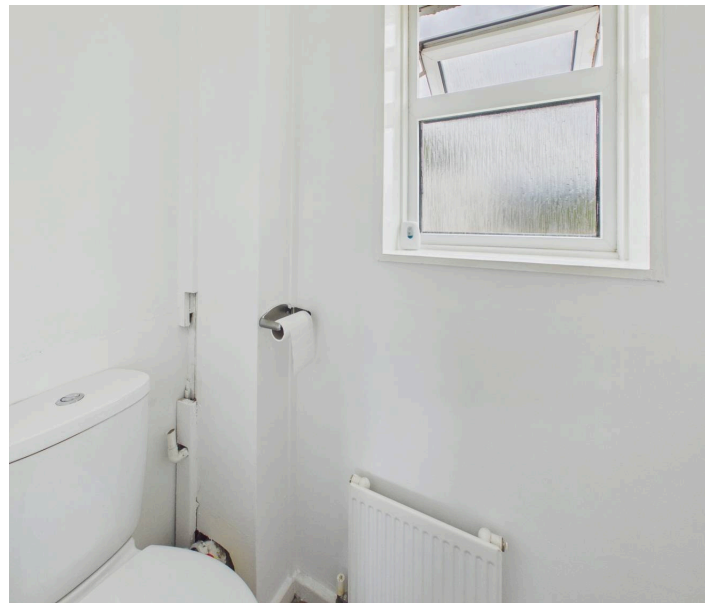
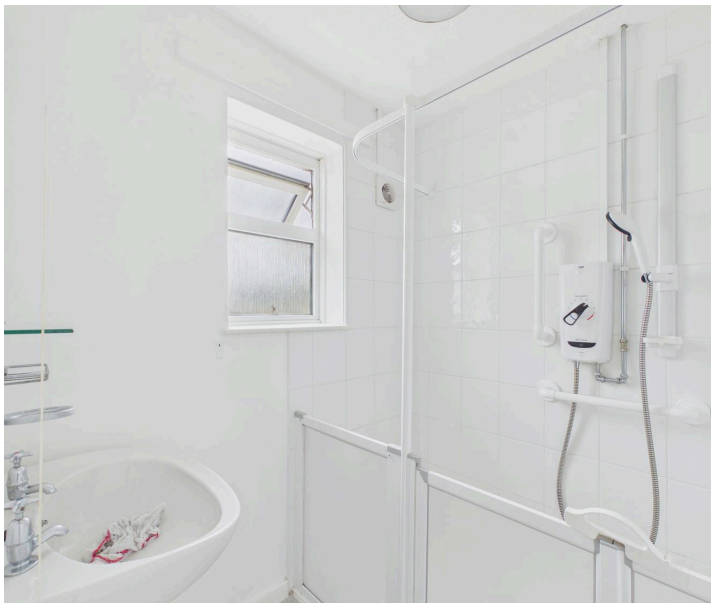
Stairs to first floor. Understairs cupboard. Radiator. Doors to sitting room and kitchen/diner.

### **Sitting Room**

UPVC window to rear. Radiator.

### **Kitchen/Diner**

UPVC patio doors to rear. Radiator. Space for dining room table and chairs. Breakfast bar. Fully fitted kitchen comprising eye level units base units with work surfaces over. Inset stainless steel sink with mixer tap. Electric hob with oven and hood. Space for white goods. UPVC window to front. Cupboard.





## FIRST FLOOR

### Landing

Doors to bedrooms, separate WC and shower room. Cupboard. Airing cupboard with wall mounted combination boiler providing the central heating and hot water. Loft access. Radiator.

### Bedroom 1

UPVC window to rear. Radiator. Built in wardrobes.

### Bedroom 2

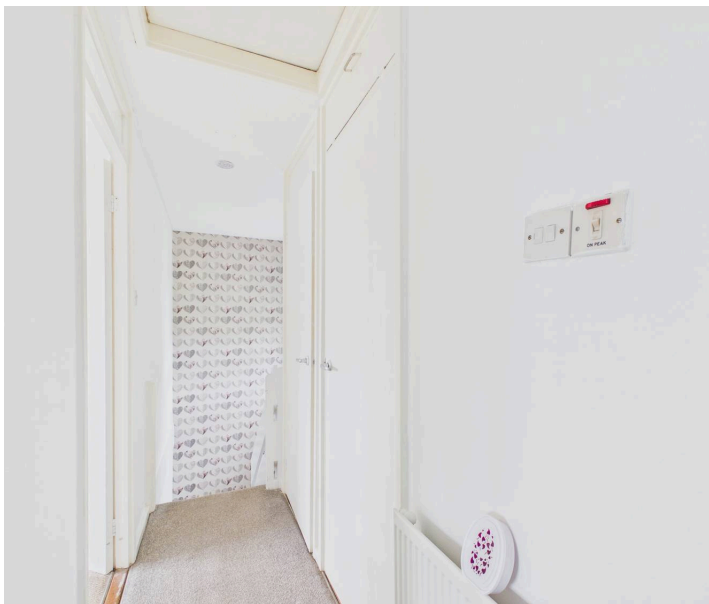
UPVC window to rear. Radiator. Built in wardrobes.

### WC

Low level WC. UPVC opaque window to front. Radiator.

### Shower Enclosure

UPVC opaque window to front. Shower enclosure for the less mobile, with mixer shower. Pedestal wash hand basin. Radiator.





## **GARDEN**

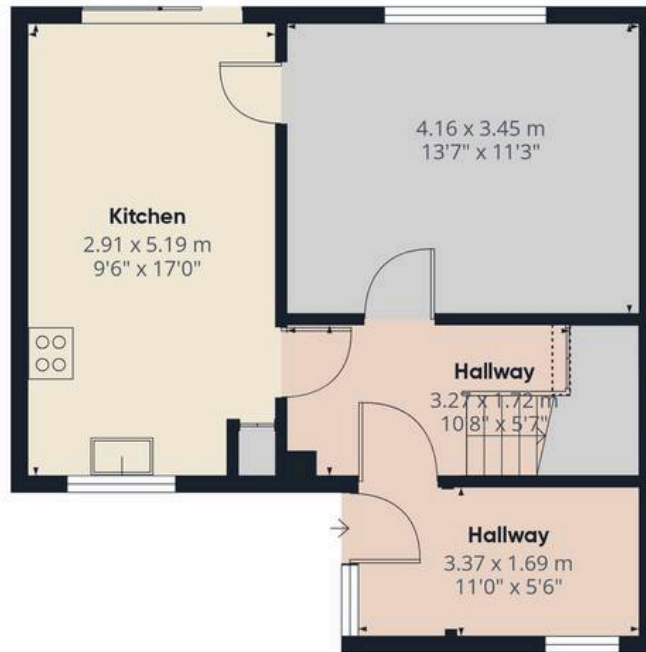
Front - an enclosed low maintenance garden area with gate. Rear Garden - An enclosed garden with gate.

## **ALLOCATED PARKING**

1 Parking Space

There is an allocated parking space a short walk from the property.





Ground Floor



First Floor

**Approximate total area<sup>(1)</sup>**

75.2 m<sup>2</sup>  
809 ft<sup>2</sup>

**Reduced headroom**

0.2 m<sup>2</sup>  
2 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

----- Below 1.5 m/5 ft

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](mailto:llantwitmajor@chris-davies.co.uk)

[www.chris-davies.co.uk/](http://www.chris-davies.co.uk/)

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