





8 Green Meadow Close

St. Athan, Barry

A superb detached family home in a sought after location of St Athan Village, Vale of Glamorgan, opposite the green and close to local amenities, shops and within easy reach of the Heritage Coastline. This 2016 Barratt built home comprises entrance hallway, cloakroom/WC, sitting room, kitchen/diner and utility room. To the first floor are four bedrooms, with en-suite to the master bedroom, and a family bathroom. Outside there is a driveway for three cars and a detached garage and a secure enclosed garden to the front and secure enclosed private garden to the rear. The property is not overlooked and enjoys gas central heating and UPVC windows and French doors to the rear, with window shutters to the front elevation. A wonderful opportunity to buy a family home - viewings are highly recommended to appreciate the proximity to the village and private rear garden. Please note there is a service charge for the maintenance of the estate.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

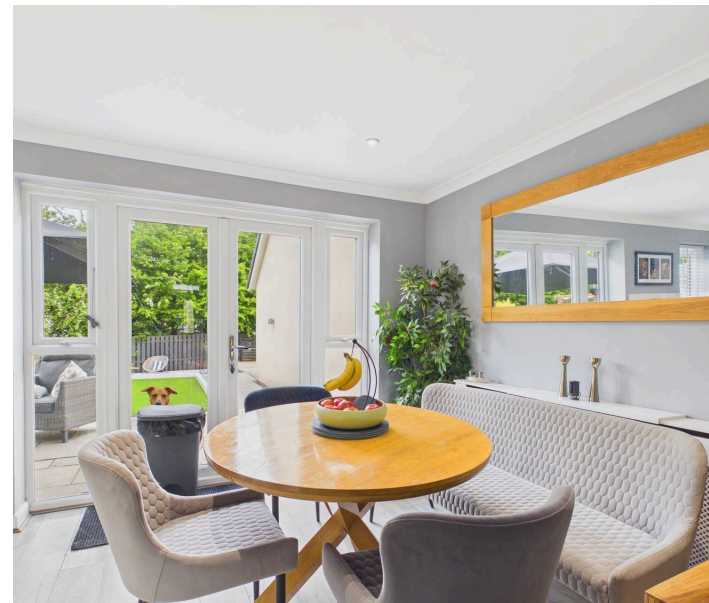


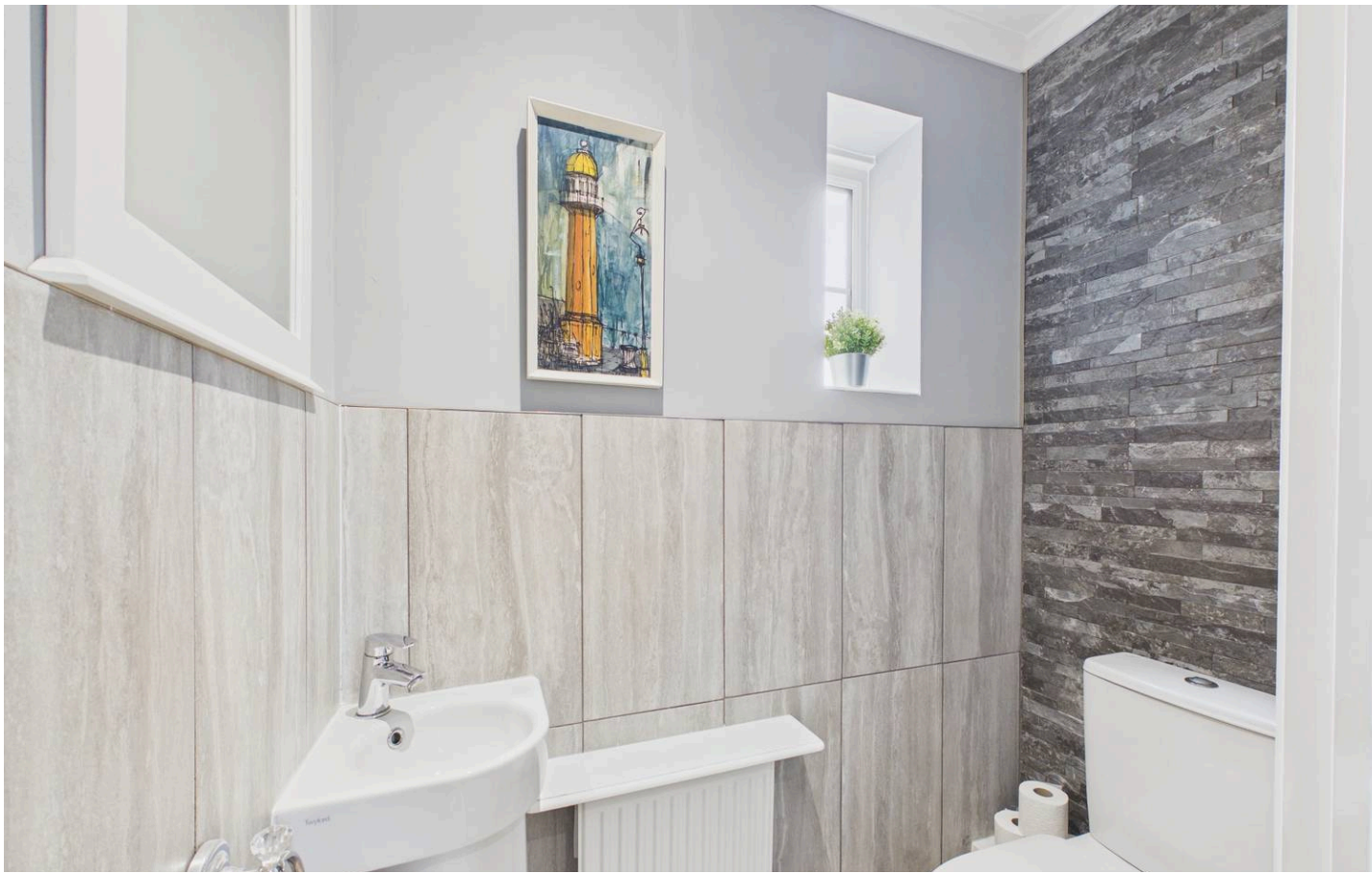


8 Green Meadow Close

St. Athan, Barry

- DETACHED FAMILY HOME.
- 4 BEDROOMS. EN-SUITE.
- DRIVEWAY FOR 3 CARS. GARAGE.
- EPC B83. UTILITY. CLOAKS/WC.
- UPVC. FRENCH DOORS. SHUTTERS.
- GCH. SECURE GARDENS.
- WALKING DISTANCE TO SHOPS.
- VERY POPULAR LOCATION.





GROUND FLOOR

Entrance Hallway

Stairs to first floor. Wood effect flooring. Radiator. UPVC window to front. Doors to cloakroom/WC, Kitchen/diner and sitting room. Cupboard. Down lighting.

Cloakroom/WC

Low level WC. Radiator. Corner wash hand basin with mixer tap. UPVC opaque window to side.

Sitting Room

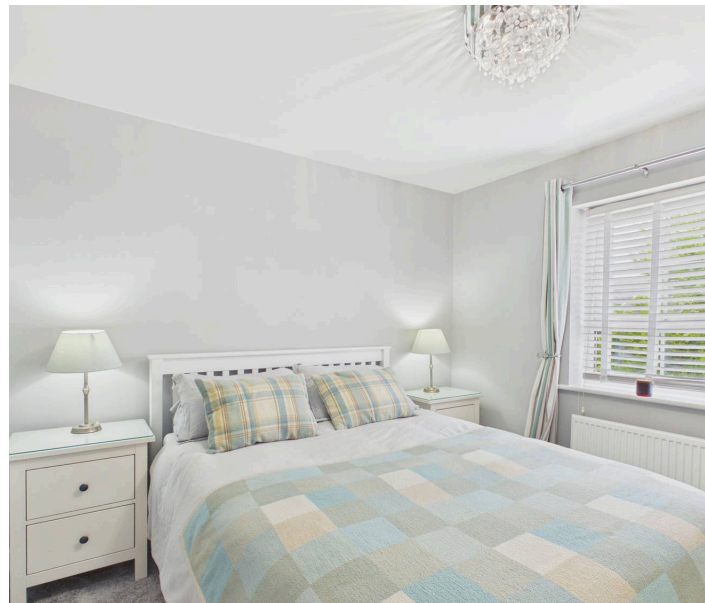
UPVC window to front with shutters. Radiator. Wood effect flooring.

Kitchen/Diner

UPVC French doors to rear. Down lighting. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. One and a half bowl stainless steel sink with mixer tap. Wood effect flooring. UPVC window to rear. Wall mounted gas boiler providing the central heating. Gas hob with oven and hood. Door to utility room. Built in fridge freezer and dishwasher. Space for table and chairs. Radiator.

Utility Room

UPVC window to side. Space for white goods.





FIRST FLOOR

Landing

Doors to bedrooms and family bathroom. Down lighting. Loft access.

Family Bathroom

Low level WC. Panelled bath. Radiator. Pedestal wash hand basin with mixer tap. UPVC opaque window to side.

Bedroom 1

UPVC window to front with shutters, door to en-suite, built in wardrobe. Radiator.

En-Suite

UPVC opaque window to side. Low level WC. Wash hand basin with mixer tap. Vertical radiator. Shower enclosure with mixer shower. Ceramic wall and floor tiles.

Bedroom 2

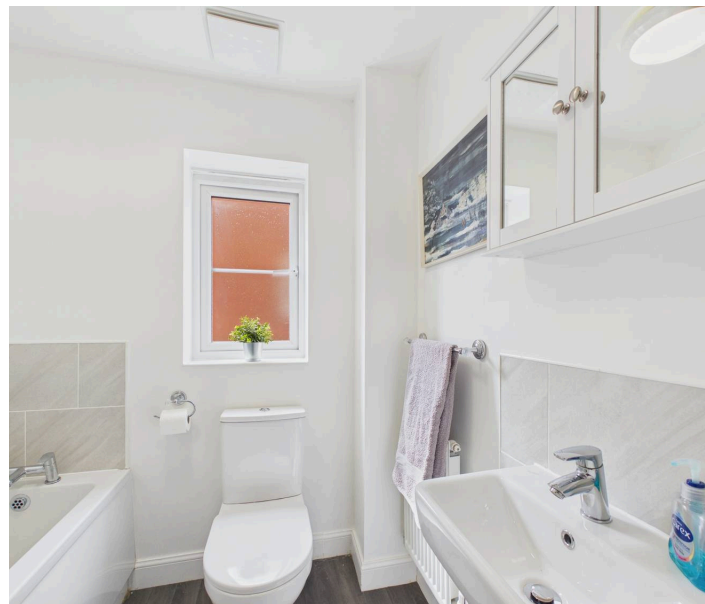
UPVC window to rear. Radiator.

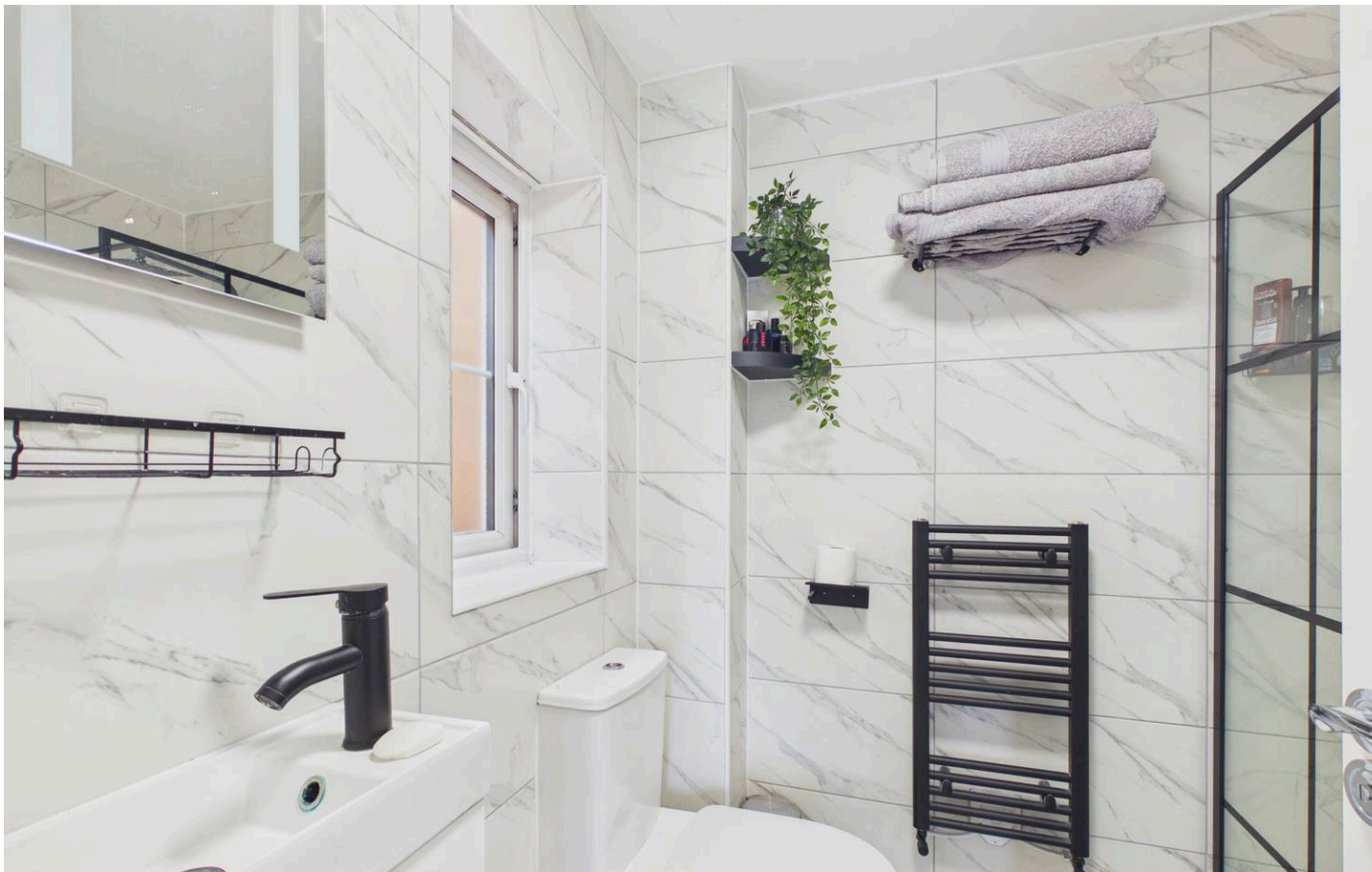
Bedroom 3

UPVC window to rear. Radiator.

Bedroom 4

UPVC window to front with shutters. Radiator.





GARDEN

Front - an enclosed not overlooked garden laid to lawn, with gate. Rear Garden - an enclosed private/not overlooked and low maintenance artificial grass garden with Indian Sandstone paving providing space for table and chairs etc. Gate to side.

DRIVEWAY

3 Parking Spaces

Driveway for 3 cars.

GARAGE

Single Garage

Garage with up and over door providing parking for 1 car.







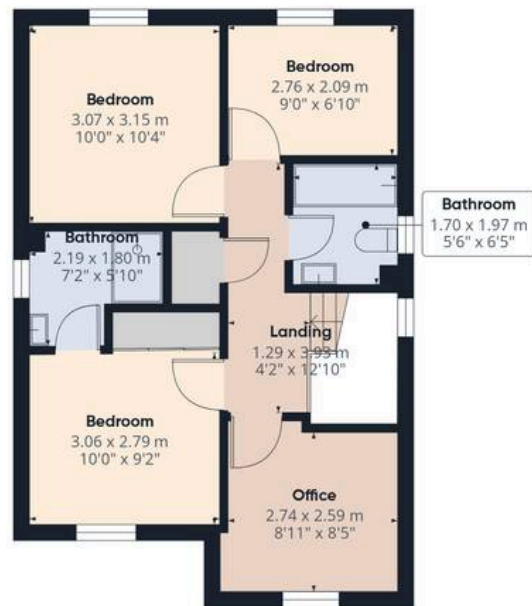
Ground Floor

Approximate total area⁽¹⁾

92.7 m²
1000 ft²

Reduced headroom

0.6 m²
6 ft²



First Floor

(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





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