



## Cedar Road, St Athan offers over £280,000

- Stylish 3-bedroom detached family home in a peaceful no-through road location
- En-suite master bedroom, modern family bathroom, and bright living spaces
- Driveway with EV charging point, leading to Garage and garden room/home office
- UPVC double glazing, gas combi central heating, and well-maintained semi-rural setting near the Heritage Coast
- EPC Rating: C



 3  2  2



## About the property

A beautifully presented three-bedroom detached home in a quiet St Athan cul-de-sac, featuring an en-suite master bedroom, garden room / office/studio, driveway with EV charging point, and semi-rural surroundings close to local amenities and the Heritage Coastline. Internal viewing an absolute must!





**Entrance Hall**

Front entrance door. Access to cloakroom/WC and storage cupboard. Doors to dining and sitting rooms. Stairs to first floor.

**Cloakroom / Wc**

uPVC opaque window to front. Vertical radiator. Low-level WC and wash hand basin with mixer tap.

**Sitting Room**

15' 7" x 8' 10" ( 4.75m x 2.69m )  
A light filled main reception room with uPVC French doors to rear and window to front. Vertical radiator. Wood-effect flooring.

**Dining Room**

9' 3" x 8' 10" ( 2.82m x 2.69m )  
uPVC windows to front and side. Vertical radiator. Ceramic tiled flooring. Space for dining table. Opening to kitchen.

**Kitchen**

17' 5" x 7' 2" ( 5.31m x 2.18m )  
Open plan to the dining room. uPVC glazed door to rear. Vertical radiator. Under-stairs storage which perfectly fits a dryer. Modern fitted units with work surfaces, 1.5 bowl sink, induction hob with extractor, integrated oven, dishwasher, washing machine, and fridge freezer. uPVC window to side. Ceramic tiled floor. Wall-mounted combi boiler.

**First Floor Landing**

uPVC window to rear. Vertical radiator. Access to bedrooms and bathroom.

**Bedroom One**

14' 3" x 8' 8" ( 4.34m x 2.64m )

uPVC windows to front and side. Vertical radiator. Door to en-suite.

**En-Suite**

uPVC opaque window to side. Low-level WC, shower enclosure with mixer shower, pedestal wash hand basin. Ceramic wall and floor tiles.

**Bedroom Two**

9' 2" x 9' 8" ( 2.79m x 2.95m )  
uPVC window to front. Vertical radiator. Built-in wardrobes and over-stairs cupboard.

**Bedroom Three**

6' 6" x 6' 3" ( 1.98m x 1.91m )  
uPVC window to rear. Radiator.

**Family Bathroom**

uPVC opaque window to rear. Panelled bath with mixer shower, low-level WC, wash hand basin with mixer tap. Vertical radiator. Ceramic tiled floor.

**External**

To the front of the property is a low-maintenance garden, with footpath leading to the front door. There is also an additional grassed area to the side of the property. To the rear of the property is a landscaped, enclosed and private L-shaped garden with paved seating area, gravel sections, and lawn. Gated access to front.

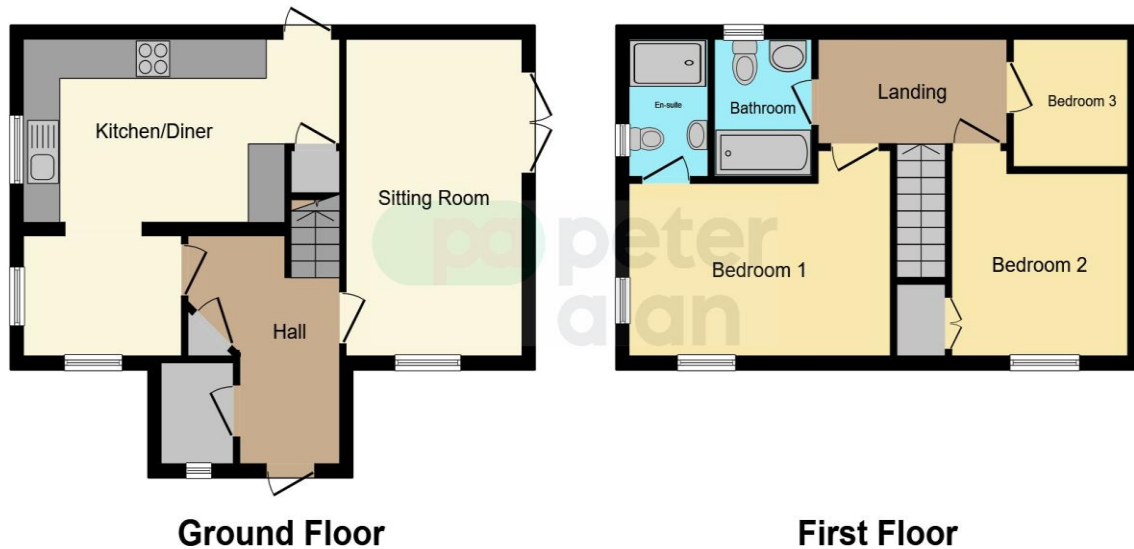
**Driveway And Garage**

Driveway in front of single garage with up and over door with EV charging point.

**Additional Information**

A monthly service charge of £34.42 is payable and covers the estate's maintenance and management.

## Floorplan



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