



16 Bullfinch Road, St. Athan

Barry

£154,950



## 16 Bullfinch Road

St. Athan, Barry

Ideal for first time buyers or investors! Traditional mid terrace property in St Athan with 2 bedrooms, lounge, kitchen/diner, family bathroom. No onward chain. Ex-MOD, management fee applies. Contact Daniel Matthew Estate Agents on 01446 502806 for viewings.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- IDEAL PURCHASE FOR FIRST TIME BUYERS/INVESTORS
- MID TERRACE PROPERTY
- TWO GOOD SIZED BEDROOMS
- SPACIOUS LOUNGE
- KITCHEN/DINING ROOM
- FAMILY BATHROOM
- NO ONGOING CHAIN
- DRIVEWAY FOR ONE VEHICLE TO REAR
- OPEN GREENERY TO THE FRONT
- HIGHLY RECOMMENDED FOR VIEWINGS, CALL TODAY



### **Hallway**

Enter via composite obscured door into welcoming hallway, textured ceiling, plain walls, fitted carpet, staircase leading to first floor, door leading into Lounge, radiator.

### **Lounge**

13' 2" x 10' 6" (4.02m x 3.19m)

UPVC double glazed window to front aspect, textured ceiling, partially textured, papered and plain walls with picture rail, fitted carpet, radiator, door leading into Kitchen/Dining Room.

### **Kitchen/Dining Room**

16' 4" x 9' 2" (4.99m x 2.79m)

UPVC double glazed window to rear aspect, UPVC double glazed obscured door leading to rear garden, textured ceiling, plain walls, laminate flooring, tiled splashback, a range of matching wall and base units with complimentary work surfaces, stainless steel sink with drainer and mixer tap, plumbing for washing machine, space for fridge/freezer and freestanding electric cooker, understairs storage cupboard, wall mounted electric consumer unit, space for dining table and chairs, radiator.



**Landing**

Textured ceiling with loft access, plain walls, fitted carpet, doors leading into all first floor rooms.

**Bathroom**

6' 2" x 5' 11" (1.89m x 1.80m)

UPVC double glazed obscured window to rear aspect, textured ceiling, tiled walls, vinyl flooring, three piece suite comprising low level WC, floating wash hand basin and panelled bath with mixer tap and electric shower, radiator.

**Bedroom One**

13' 5" x 11' 8" (4.08m x 3.56m)

UPVC double glazed window to front aspect, textured ceiling, partially plain and textured walls with picture rail, fitted carpet, radiator, built in double wardrobe with UPVC double glazed window to front aspect.

**Bedroom Two**

9' 2" x 8' 7" (2.79m x 2.62m)

UPVC double glazed window to rear aspect, textured ceiling, plain walls with picture rail, fitted carpet, radiator, single built in fitted wardrobe, storage cupboard housing wall mounted combination boiler.

**Garden**

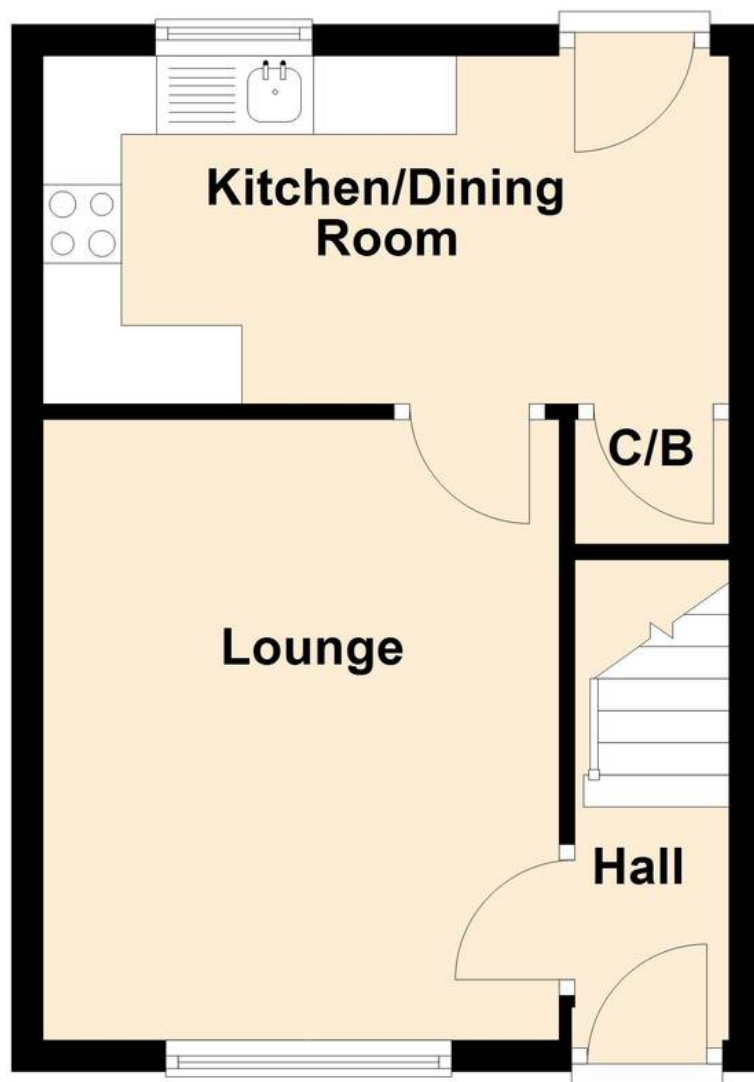
Front - Pathway leading to front door, mostly laid to lawn, large greenery space to the front of property. Rear - Fenced and brick boundaries with fenced gates leading to parking space for one vehicle. Patio and area and laid to lawn area.





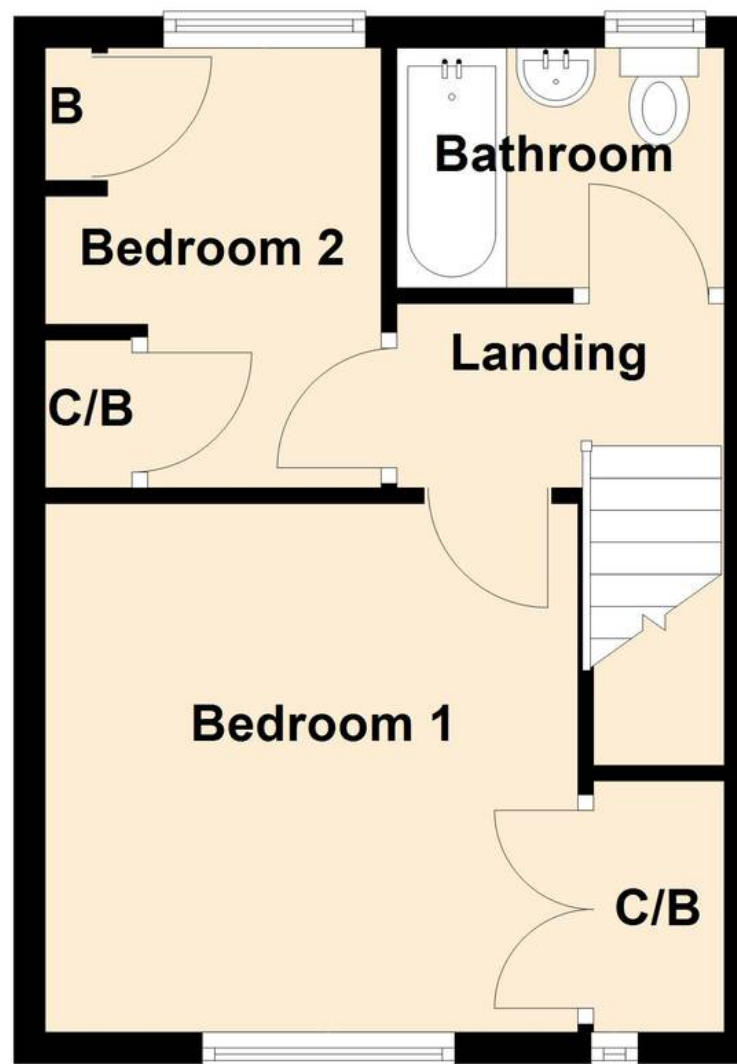
## Ground Floor

Approx. 27.4 sq. metres (295.0 sq. feet)



## First Floor

Approx. 27.1 sq. metres (292.0 sq. feet)



Total area: approx. 54.5 sq. metres (587.0 sq. feet)



## Daniel Matthew Estate Agents Barry

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