



## Pantycelyn Place, St. Athan offers over £250,000

- Renovated throughout by the current owners
- Fantastic open plan lounge / kitchen / dining room with doors to the rear garden
- Contemporary shower room
- Generous rear garden and driveway parking for several vehicles
- Convenient location close to schools, shops, amenities, and the Heritage Coast.
- Council Tax Band - D
- EPC Rating: D



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## About the property

Renovated throughout by the current owners, this semi detached home in popular St Athan is close to a vast number of amenities. Featuring a fantastic open plan living area, a contemporary shower room, and generous rear garden with driveway parking for multiple cars.

Situated in the popular St Athan, in Vale of Glamorgan, this renovated semi detached family home offers a perfect blend of modern upgrades and generous outdoor space. The property boasts a fantastic open plan lounge/ kitchen/dining area with log burner and French doors opening to the rear garden, and three bedrooms and a contemporary shower room to the first floor. The superb rear garden, complete with a greenhouse, storage sheds and covered games area provides an entertaining space, while a driveway at the front offers parking for multiple vehicles.

Located in a quiet and mature residential area, the home is within walking distance of local schools, shops, and amenities, with the stunning Heritage Coastline just a short drive away. Combining practicality and space, this home is ideal for growing families and first time buyers alike. Viewing is highly recommended to appreciate everything it offers.





## Accommodation

### Hallway

Entered via composite glazed front door, stairs leading to the first floor with storage area beneath, wood effect laminate flooring, opening through to lounge area.

### Lounge/Kitchen/Dining Room

21' 4" x 18' 8" (Max) ( 6.50m x 5.69m (Max) )

#### Lounge area

UPVC double glazed window to front, log burner, vertical radiator, wood effect laminate flooring, open plan to kitchen / dining area.

#### Kitchen / Dining Area

Units to base and wall height, tiled splashbacks, marble effect worktops inset with stainless steel sink and drainer, induction hob with extractor hood over and oven below, space for upright fridge/freezer, larder cupboards, integrated dishwasher and washing machine. Wall mounted Worcester boiler, UPVC double glazed obscured door to side, window to the rear, UPVC double glazed French doors leading to the rear garden, wood effect laminate flooring.

#### Landing

Access to insulated loft space, UPVC double glazed window to side, doors leading to three bedrooms and shower room, carpeted.

#### Bedroom One

12' 7" x 11' 11" ( 3.84m x 3.63m )

A double bedroom with UPVC double glazed window to front, radiator, carpeted.

#### Bedroom Two

12' 6" x 9' 2" ( 3.81m x 2.79m )

A further double bedroom with UPVC double glazed window to rear, radiator, carpeted.

#### Bedroom Three

8' 8" x 7' 11" ( 2.64m x 2.41m )

UPVC double glazed window to rear, radiator, carpeted.

#### Shower Room

UPVC double glazed obscured window to rear, shower enclosure with marble effect tiled walls, wash hand basin with cupboard below, push button WC, chrome ladder style radiator, tiled flooring, UPVC double glazed obscured window to side.

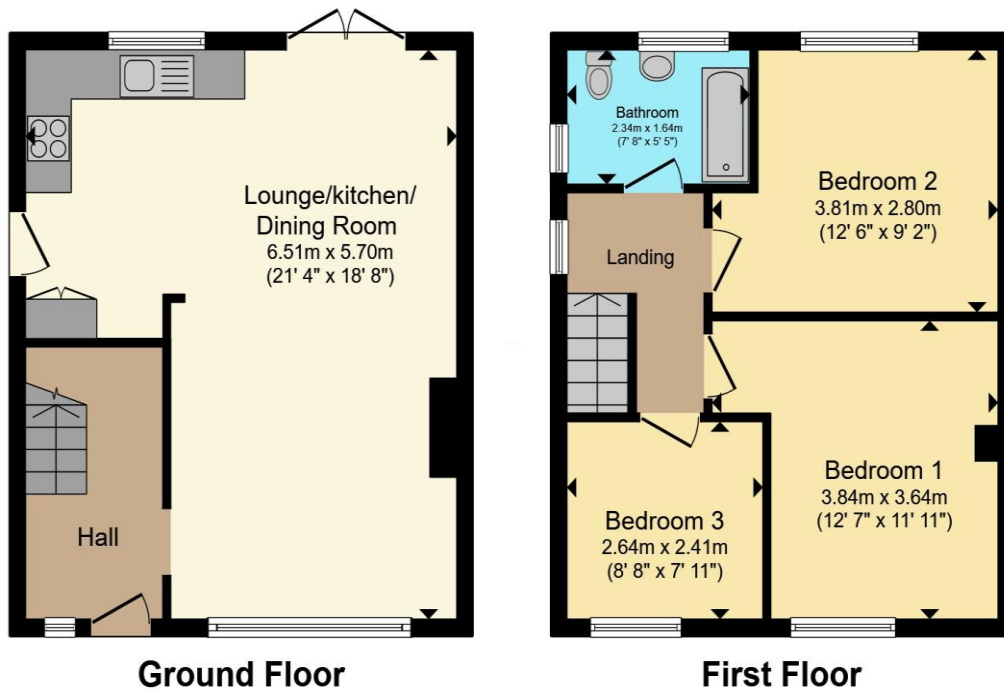
#### Front Of Property

Driveway parking for several vehicles, access to the side and rear of the property. Area laid to decorative stone.

#### Rear Garden

Generous garden with paved patio area and a covered games area to the side with gated access to the front of the property, storage sheds, greenhouse. Large area laid to lawn, fencing and walls to boundary.

## Floorplan



Total floor area 78.4 m<sup>2</sup> (844 sq.ft.) approx

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