



## Sycamore Avenue, St Athan

**£180,000**

- Improved throughout by the current owners
- Allocated parking for 1 vehicle
- Ground floor WC
- Potential to extend to the side and rear
- Being sold with no ongoing chain
- EPC Rating: C



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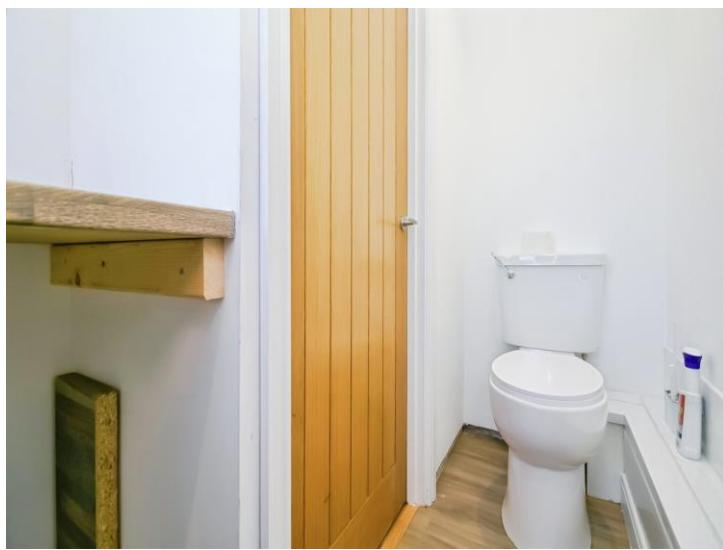


## About the property

A great opportunity for first time buyers or those downsizing, this traditional home has been improved throughout by the current owners and is positioned in a desirable semi-rural part of St Athan village, Vale of Glamorgan. The location offers convenient access to schools, shops, local amenities, and the nearby Heritage Coast. The ground floor accommodation includes an entrance hallway, lounge, kitchen/dining area and a cloakroom. The first floor provides two well-sized bedrooms along with a family shower room.

Externally, the home features off road parking for one car and a private rear garden complete with a decked area and large shed. The property has the potential to extend to the side and the rear subject to the necessary planning permissions. A service charge applies for estate maintenance and management. Offered with NO ONWARD CHAIN.





## Accommodation

### Hallway

18' 11" x 8' 3" ( 5.77m x 2.51m )

Door leading to the kitchen/dining room, storage cupboard, stairs leading to the first floor, carpeted.

### Lounge

15' 1" x 11' ( 4.60m x 3.35m )

A spacious room with UPVC double glazed windows with integral blinds to the front, radiator, carpeted.

### Kitchen / Dining Room

Contemporary kitchen with units to base and wall height, hob with oven below and stainless steel extractor hood over, tiled splashbacks, integrated fridge / freezer, UPVC double glazed window overlooking the rear garden, door to WC, wood effect flooring.

### WC

WC. UPVC double glazed window to rear, wall mounted boiler, wood effect flooring.

### Landing

Doors leading to two bedrooms, and shower room, carpeted.

### Bedroom One

15' 2" x 11' ( 4.62m x 3.35m )

UPVC double glazed window to front with integral blinds, radiator, carpeted.

### Bedroom Two

12' x 8' 3" ( 3.66m x 2.51m )

UPVC double glazed window to rear with integral blinds, radiator, carpeted.

### Shower Room

Shower cubicle with tiled surround, WC, wash hand basin, UPVC double glazed windows to rear, wood effect flooring, chrome ladder style radiator.

### Front Garden

Grass frontage, path leading to the front door. Additional land to the side laid to lawn with potential to extend. Off road parking for one car.

### Rear Garden

Generous garden mostly laid to lawn, decked area, fencing to boundaries, access to the side of the property, large wooden shed.

01446 772857

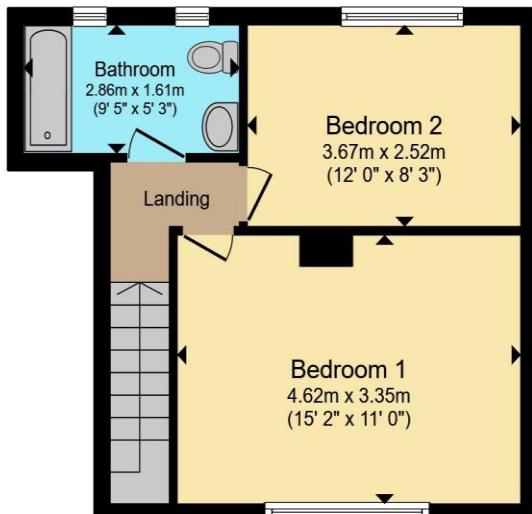
enquiries@pablack.co.uk

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## Floorplan



Ground Floor



First Floor

Total floor area 74.7 m<sup>2</sup> (804 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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