



## 27 St. Johns View, St. Athan

£275,000 Freehold

SEMI DETACHED BUNGALOW. • 2 BEDROOMS. • UPVC. GCH COMBI. • GARAGE. DRIVEWAY. • CONSERVATORY. • GARDENS.  
 QUIET LOCATION. • NO FORWARD CHAIN. • SOUTH FACING GARDEN. • EPC D66.



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This semi-detached bungalow is located in a quiet cul de sac position, walking distance from the local amenities, school and shops of St Athan Village and also within easy reach of the Heritage coastline and beaches. Briefly the property comprises kitchen, sitting room, shower rooms, two bedrooms and a conservatory. Outside to the front is a garden with block paviour driveway leading to the garage and a well maintained private south facing rear garden. The property benefits from UPVC double glazing windows and doors, and gas central heating with a combination boiler. Viewings are highly recommended to fully appreciate the quiet location and potential to modernise. A bungalow such as this is rarely available so close to the village shops etc, with NO FORWARD CHAIN.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C







#### **Kitchen**

12' 11" x 8' 8" (3.94m x 2.64m)

UPVC opaque window to side and UPVC opaque front entrance door. Space for white goods and gas cooker. Wall mounted Worcester combination boiler providing the central heating and hot water. Fully fitted kitchen comprising eye level units base units with work surfaces over. Inset sink with mixer tap. Down lighting, Radiator. Door to sitting room.

#### **Sitting Room**

16' 2" x 11' 4" (4.93m x 3.45m)

UPVC window to front. Radiators. Electric fireplace and fireplace surround. Door to inner hallway.

#### **Inner Hallway**

Doors to bedrooms and shower room. Loft access with pull down ladder. Radiator.

#### **Shower Room**

5' 5" x 6' 3" (1.65m x 1.91m)

Shower enclosure with electric mixer shower. Low level WC. Wash hand basin. UPVC opaque window to side. Radiator.







#### **Bedroom 1**

9' 11" x 13' 9" (3.02m x 4.19m)

Wardrobes. UPVC window to rear. Radiator.

#### **Bedroom 2**

10' 1" x 10' 9" (3.07m x 3.28m)

Radiator. Wood effect flooring. Patio doors to conservatory.

#### **Conservatory**

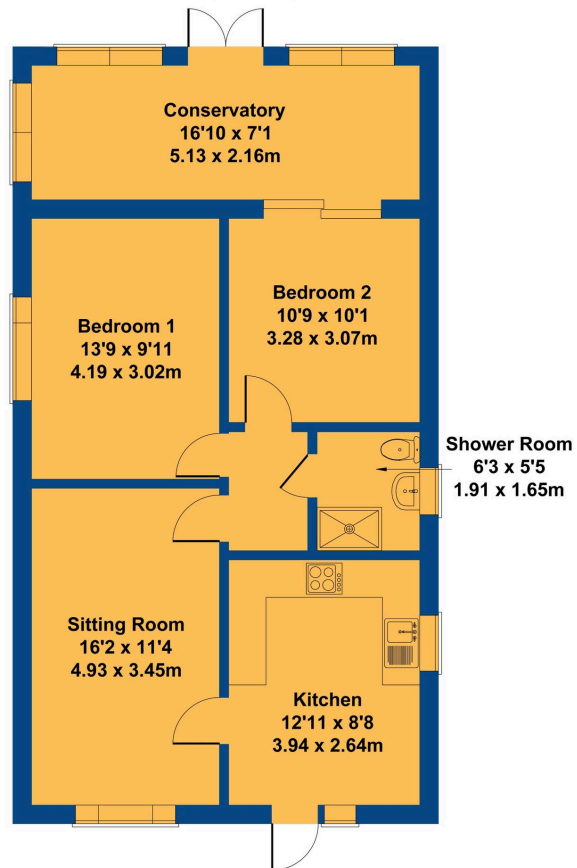
16' 10" x 7' 1" (5.13m x 2.16m)

French doors to rear. Radiator.



## 27 St Johns View

Approximate Gross Internal Area  
797 sq ft - 74 sq m



Not to Scale. Produced by The Plan Portal 2026  
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