



59 Glyndwr Avenue, St. Athan

£250,000 Freehold

SEMI DETACHED FAMILY HOME. • CONSERVATORY. • UPVC. GCH COMBI. EPC D68. • 2 RECEPTION ROOMS. • GARAGE. DOUBLE DRIVEWAY. • CLOAKROOM/WC. • OUTSKIRTS OF DEVELOPMENT. • IMPRESSIVE REAR GARDEN.





On the outskirts of this popular development in the heart of St Athan Village, Vale of Glamorgan, lies this well proportioned traditional semi detached family home. 59 Glyndwr Avenue is walking distance to local shops, schools and amenities and withing easy reach of the Heritage Coastline and beaches, and the towns of Llantwit Major and Cowbridge. The property briefly comprises to the ground floor; entrance porch and hallway, sitting room, kitchen/diner, rear hallway, cloakroom/WC, utility area and conservatory. To the first floor are three bedrooms and family bathroom. Outside to the front is an impressive block paviour driveway, and to the rear a private sunny garden with summerhouse, shed and garage. The property enjoys UPVC windows and doors, gas central heating with a replacement combination boiler, Hive heating system, and electrics to the rear. Viewings are recommended to fully appreciate the family living space and quiet location.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





GROUND FLOOR

Entrance porch and Hallway

UPVC entrance doors, doors to sitting room and dining room. Stairs to first floor.

Sitting Room

11' 11" x 15' 3" (3.63m x 4.65m)

UPVC window to front. Radiator. UPVC French doors to conservatory.

Kitchen/Diner

10' 6" x 15' 3" (3.20m x 4.65m)

UPVC window to front. Radiator. Fully fitted kitchen comprising eye level units base units and work surfaces over. One and half bowl sink with mixer tap. UPVC window to rear. Eye level oven and grill. Hob with hood. Space for white goods. Partially tiled walls. Door to cloakroom/WC and door to utility.

Cloakroom/WC

Low level WC. UPVC window to rear. Wash hand basin.

Utility Room

7' 6" x 7' 1" (2.29m x 2.16m)

UPVC door to conservatory.

Conservatory

12' 5" x 7' 1" (3.79m x 2.16m)





FIRST FLOOR

Landing

Doors to bedrooms and Family bathroom. UPVC window to rear.

Family Bathroom

7' 4" x 4' 8" (2.24m x 1.42m)

Panelled bath with mixer shower over. Low level WC. Wash hand basin. UPVC window to rear.

Bedroom 1

10' 9" x 10' 5" (3.28m x 3.18m)

UPVC window to front. Radiator.

Bedroom 2

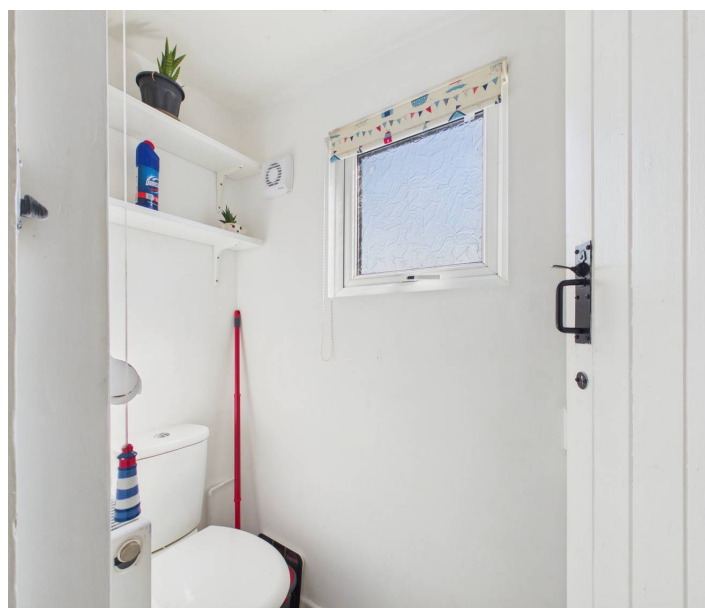
11' 10" x 6' 9" (3.61m x 2.06m)

UPVC window to front. Radiator.

Bedroom 3

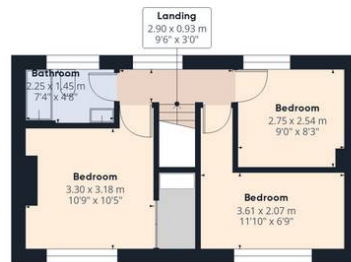
9' 1" x 8' 3" (2.77m x 2.52m)

UPVC window to rear. Radiator.





Ground Floor



First Floor



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

GARDEN

Rear Garden - Enclosed sunny garden with summerhouse and shed store. Access to garage.



