



49 Glyndwr Avenue, St. Athan

£300,000 Freehold

SEMI DETACHED FAMILY HOME. • EXTENDED. 3 BEDROOMS. • STUDY/4TH BEDROOM. • VERY WELL PRESENTED. • UPVC. GCH COMBI. BI FOLD DOORS. • EPC D64. DRIVEWAY FOR 4 CARS. • CLOAKROOM/WC. • LOVELY FAMILY BATHROOM. • POPULAR MATURE LOCATION.



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Fully renovated throughout to a high standard by the current owner - with this superb extended semi detached family home located in a popular mature location of St Athan Village. Within walking distance of the local shops, schools and amenities and within east reach of the Heritage Coastline and beaches and the towns of Cowbridge and Llantwit Major with its bus and train stations. The property briefly comprises; entrance porch and hallway, study/bedroom 4, open plan sitting room/dining room, kitchen/breakfast room, and cloakroom/WC to the ground floor. To the first floor a re three bedrooms and a family bathroom. Outside there is an impressive driveway for circa 4 vehicles and an impressive southerly garden to the rear. 49 Glyndwr Avenue enjoys gas central heating with a combination boiler, a full rewire, UPVC windows, replacement doors and bi-fold doors, and updated plumbing/radiators. Viewings are highly recommended to fully appreciate the standard of finish throughout and position on the outskirts of the development.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





GROUND FLOOR

Entrance Porch

Front entrance door. Door to hallway.

Hallway

Stairs to first floor. Radiator. Doors to bedroom 4, sitting room, cloakroom/WC and kitchen/breakfast room.

Bedroom 4/Study

11' 3" x 9' 5" (3.43m x 2.87m)

Radiator. UPVC window to front.

Sitting/Dining Room

13' 2" x 23' 5" (4.01m x 7.13m)

Bi fold doors to rear. Door to kitchen. Log burner. Vertical radiator. High quality flooring.

Kitchen/Diner

7' 8" x 20' 2" (2.34m x 6.15m)

Bi fold door to rear. Down lighting. UPVC window to side. Breakfast bar area. LVT flooring. Fully fitted kitchen comprising eye level units, base units with drawers and work surfaces over. Electric induction hob. Eye level oven and grill. Integrated fridge, freezer, washing machine and dishwasher. Vertical radiator.

Cloakroom/WC

4' 7" x 7' 6" (1.30m x 1.12m)

UPVC window to side. Low level WC



Landing





FIRST FLOOR

Landing

Doors to bedrooms and family bathroom. UPVC windows to front and side. Linen cupboard. Loft access.

Family Bathroom

5' 11" x 5' 2" (1.80m x 1.58m)

Panelled bath with mixer shower over. Down lighting. Ceramic tiles walls. Low level WC. Wash hand basin with mixer tap. Vertical radiator.

Bedroom 1

15' 1" x 10' 2" (4.60m x 3.10m)

UPVC window to rear. Radiator.

Bedroom 2

10' 7" x 11' 7" (3.23m x 3.53m)

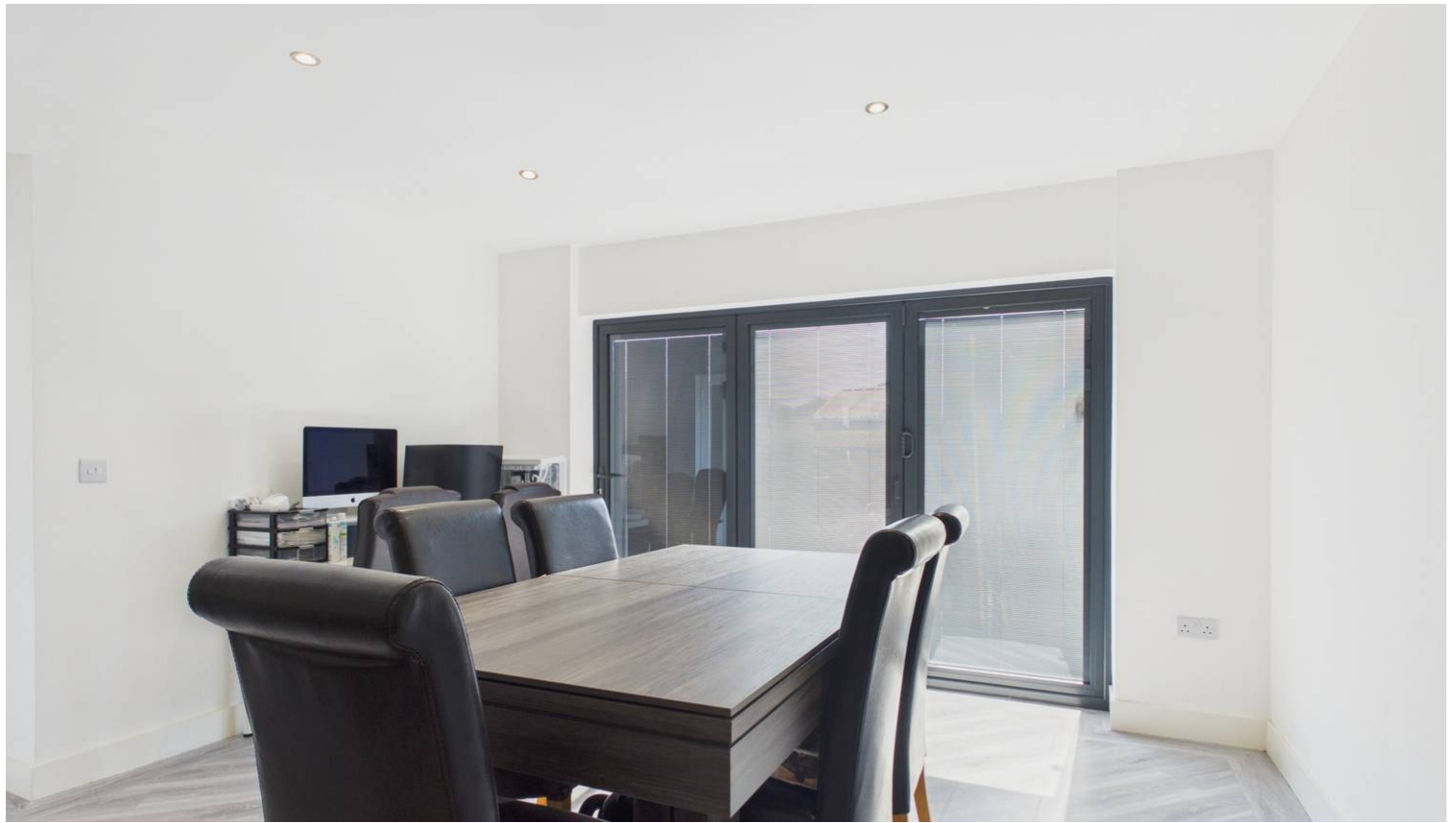
UPVC window to front. Radiator.

Bedroom 3

8' 1" x 10' 1" (2.46m x 3.07m)

UPVC window to rear. Radiator.





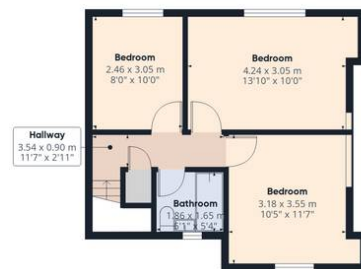
Additional Information

Full electrical rewire with certificate Boiler fitted 2013 and serviced few months ago Roof Guarantee Gas safety certificate Fensa certificate for windows and doors Seller has photos of loft/boiler if buyers didn't want to access attic All appliances included Hob burner All blinds will be staying in house with sale blinds in bifolds are adjusted with magnets to right of all glass panes Additional spare IVT flooring available to match downstairs if needed





Ground Floor



First Floor



Approximate total area⁽¹⁾
102.1 m²
1098 ft²

(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.

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GARDEN

Rear Garden - an impressive level sunny south facing garden laid to lawn. Side access from front.



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