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17 Eagle Road, St. Athan

£235,000 Freehold

END OF TERRACED HOME. • 3 BEDROOMS. • KITCHEN/DINER. • IMPRESSIVE SUNNY GARDEN. • FULLY RENOVATED. • GCH COMBI. UPVC. • EPC D66. DRIVEWAY. • CLOAKROOM/WC. • IDEAL FIRST TIME BUY.



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SUPERB PRESENTATION THROUGHOUT and located in a well regarded popular position, stands this modern fully renovated end of terraced home in St Athan, a short distance from Llantwit Majors shops, schools and amenities, and within easy reach of the beach. Briefly the property comprises to the ground floor entrance hallway, sitting room, kitchen/diner, rear hallway and cloakroom/WC. To the first floor are THREE WELL PROPORTIONED BEDROOMS and a family bathroom. Outside to the front is a open plan garden with parking for one car, and to the rear is an impressive enclosed sunny garden with decking area. The property enjoys UPVC windows and doors and gas central heating with a combination boiler. Daytime viewings are recommended to fully appreciate the position and sunny aspect. 17 Eagle Road would make an IDEAL FIRST TIME BUY or family home. The property attracts an annual/monthly service charge (circa £23.20 per month). This charge is used for the upkeep, maintenance and management of the estate.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





GROUND FLOOR

Entrance Hallway

Stairs to first floor. UPVC opaque glazed side panels. Front entrance door. Wood effect flooring. Vertical radiator. Space for shoes/coats etc.

Sitting Room

17' 7" x 14' 6" (5.36m x 4.42m)

UPVC window to rear. Radiator. Wood effect flooring. Under stairs cupboard. Door to kitchen/diner.

Kitchen/Diner

7' 5" x 17' 6" (2.26m x 5.33m)

UPVC windows to front and rear. Vertical radiator. Space for dining room table and chairs. Slate floor tiles. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Electric hob, oven and extractor hood. Stainless steel sink with mixer tap. Space for white goods. Partially tiled walls. Door to rear hallway.

Rear Hallway

UPVC opaque glazed door to front. Door to cloakroom/WC. UPVC door to rear. Additional space for storage.

Cloakroom/WC

3' 5" x 2' 11" (1.04m x 0.89m)

Low level WC. Ceramic wash hand basin with mixer tap.



LOTT access with pull down ladder and special boards.



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FIRST FLOOR

Landing

Loft access with pull down ladder and is partially boarded. UPVC window to front. Doors to bedrooms and bathroom. Airing cupboard containing the wall mounted Worcester combination boiler providing the central heating and hot water.

Family Bathroom

7' 7" x 5' 5" (2.31m x 1.65m)

Low level WC. Pedestal wash hand basin with mixer tap. Panelled bath with mixer shower over. Vertical radiator. Ceramic wall tiles and floor tiles. Down lighting.

Bedroom 1

15' 9" x 9' 2" (4.80m x 2.79m)

UPVC window to rear. Radiator. Built in wardrobes.

Bedroom 2

8' 8" x 12' 5" (2.64m x 3.79m)

UPVC window to front. Radiator. Built in wardrobes.

Bedroom 3

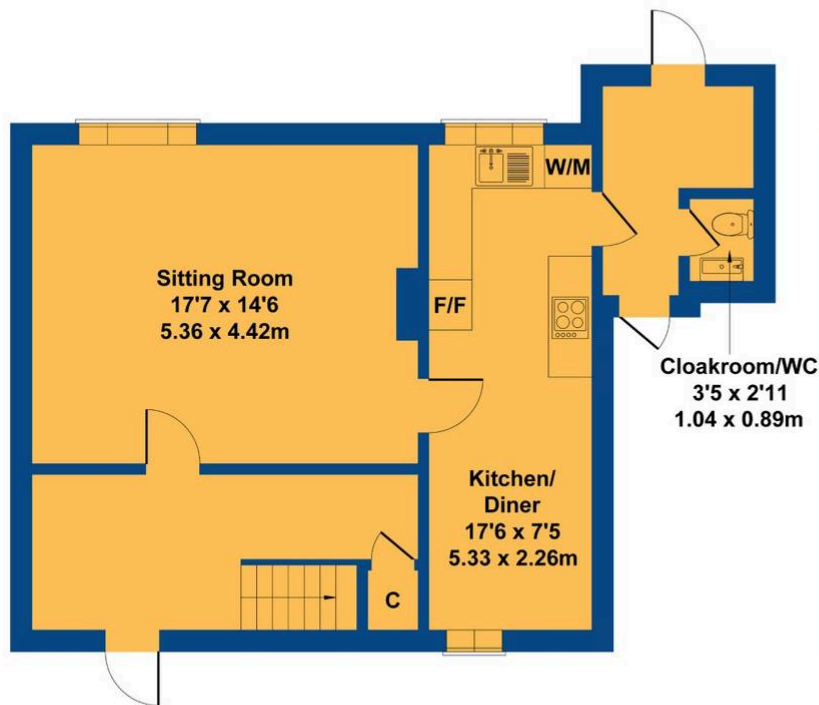
9' 1" x 7' 6" (2.77m x 2.29m)

UPVC window to rear. Built in wardrobe. Radiator.

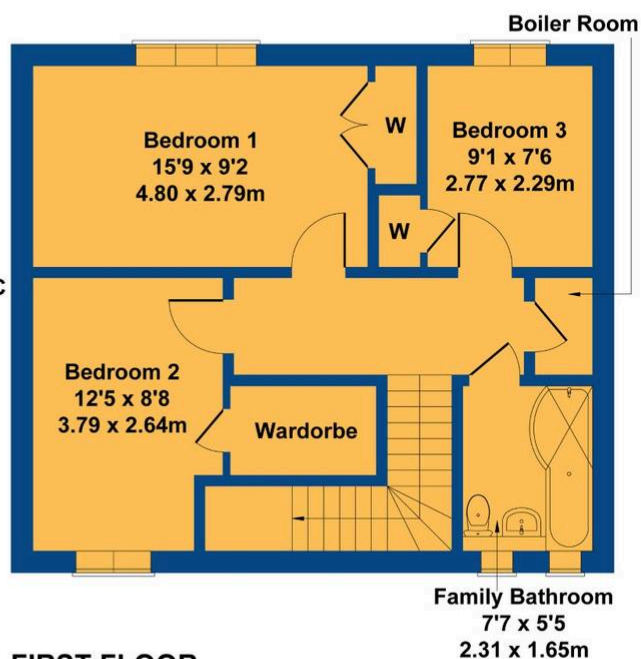


17 Eagle Road

Approximate Gross Internal Area
1195 sq ft - 111 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



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