



## 2 Walnut Grove, St. Athan

£200,000 Freehold

MID TERRACED HOME. • 3 BEDROOMS. LOFT SPACE. • NO FORWARD CHAIN. • REPLACEMENT KITCHEN (2023). • GARDENS. POPULAR LOCATION. • EPC D59. 2023 VELUXES. • 2023 UPVC. GCH.





NO FORWARD CHAIN. This traditional mid terraced property renovated by the current owners, is located opposite OPEN GREEN SPACE in a popular development in St Athan, Vale of Glamorgan. Briefly the property comprises entrance porch, cloakroom/WC, entrance hallway, sitting room, and replacement kitchen to the ground floor. To the first floor are three good sized bedrooms and shower room with separate WC. To the second floor is a handy attic room/store (please note, no building regs in place to be used as a bedroom). Outside to the front is a low maintenance paved patio with an allocated parking space nearby, and an enclosed easterly garden to the rear. The property enjoys 2023 UPVC double glazed windows and doors, INCLUDING 2023 REPLACEMENT VELUXES, and gas central heating with a COMBINATION BOILER. This is an ideal first time buy or family home within easy reach of St Athan village with its schools, amenities, shops and the nearby Heritage Coastline. The property attracts an annual/monthly service charge. This charge is used for the upkeep, maintenance and management of the estate.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





## GROUND FLOOR

### Entrance Porch

uPVC opaque glazed front entrance door, window to side, uPVC window to front, door to cloakroom WC, door to entrance hallway.

### Cloakroom WC

Low level WC, window, corner wash hand basin with mixer tap, vinyl floor covering.

### Entrance Hallway

Stairs to first floor, door to kitchen/diner and sitting room.

### WC

Low level WC, wash hand basin with mixer tap, vertical radiator, uPVC window to rear, ceramic floor tiles, partially tiled walls.

### Sitting Room

17' 9" x 13' 10" (5.41m x 4.22m)

uPVC window to front and rear, radiator, wood effect flooring.





### **Kitchen/Diner**

17' 7" x 8' 3" (5.36m x 2.52m)

uPVC window to rear, uPVC glazed door to conservatory, radiator, fully fitted 2022 replacement kitchen comprising eye level units, base units with work surfaces over, partially tiled walls, inset sink with mixer tap, inset hob and oven. Space for white goods, under stairs cupboard. Stone floor tiles. Built in dishwasher and fridge freezer, microwave and oven, and induction hob with extractor.

### **FIRST FLOOR**

### **Landing**

Doors to bedrooms and family bathroom and WC, airing cupboard with wall mounted combination boiler providing the central heating and hot water, stairs to loft space/room.

### **Shower Room**

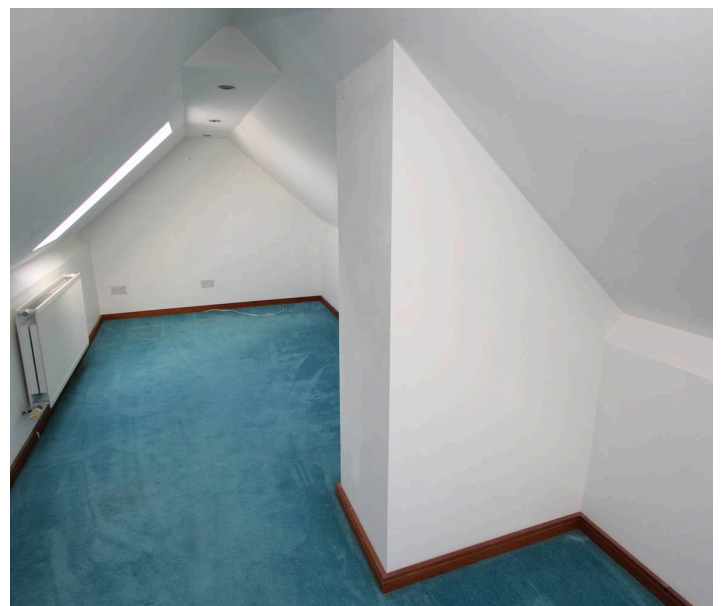
5' 9" x 5' 1" (1.75m x 1.55m)

Newly fitted suite (2022). uPVC opaque window to rear, double walk in shower, wash hand basin with storage, vertical radiator.

### **Bedroom One**

13' 10" x 10' 7" (4.22m x 3.23m)

uPVC window to front, radiator.





**Bedroom Two**

9' 2" x 8' 7" (2.79m x 2.62m)  
uPVC window to front, radiator.

**Bedroom Three**

10' 4" x 6' 11" (3.15m x 2.11m)  
uPVC window to rear, radiator.

**Loft Space**

25' 6" x 8' 5" (7.77m x 2.57m)  
Velux to rear and front, radiator, down lighting, sliding door providing access from staircase.





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