



Cedar Road, ##Invalid offers over £280,000

- Stylish 3-bedroom detached family home in a peaceful no-through road location
- En-suite master bedroom, modern family bathroom, and bright living spaces
- Driveway with EV charging point, leading to Garage and garden room/home office
- UPVC double glazing, gas combi central heating, and well-maintained semi-rural



 3  2  2



About the property

A beautifully presented three-bedroom detached home in a quiet St Athan cul-de-sac, featuring an en-suite master bedroom, garden room / office/studio, driveway with EV charging point, and semi-rural surroundings close to local amenities and the Heritage Coastline. Internal viewing an absolute must!





Accommodation

Entrance Hall

Front entrance door. Access to cloakroom/WC and storage cupboard. Doors to dining and sitting rooms. Stairs to first floor.

Cloakroom / Wc

uPVC opaque window to front. Vertical radiator. Low-level WC and wash hand basin with mixer tap.

Sitting Room

15' 7" x 8' 10" (4.75m x 2.69m)

A light filled main reception room with uPVC French doors to rear and window to front. Vertical radiator. Wood-effect flooring.

Dining Room

9' 3" x 8' 10" (2.82m x 2.69m)

uPVC windows to front and side. Vertical radiator. Ceramic tiled flooring. Space for dining table. Opening to kitchen.

Kitchen

17' 5" x 7' 2" (5.31m x 2.18m)

Open plan to the dining room. uPVC glazed door to rear. Vertical radiator. Under-stairs storage which perfectly fits a dryer. Modern fitted units with work surfaces, 1.5 bowl sink, induction hob with extractor, integrated oven, dishwasher, washing machine, and fridge freezer. uPVC window to side. Ceramic tiled floor. Wall-mounted combi boiler.

First Floor Landing

uPVC window to rear. Vertical radiator. Access to bedrooms and bathroom.

Bedroom One

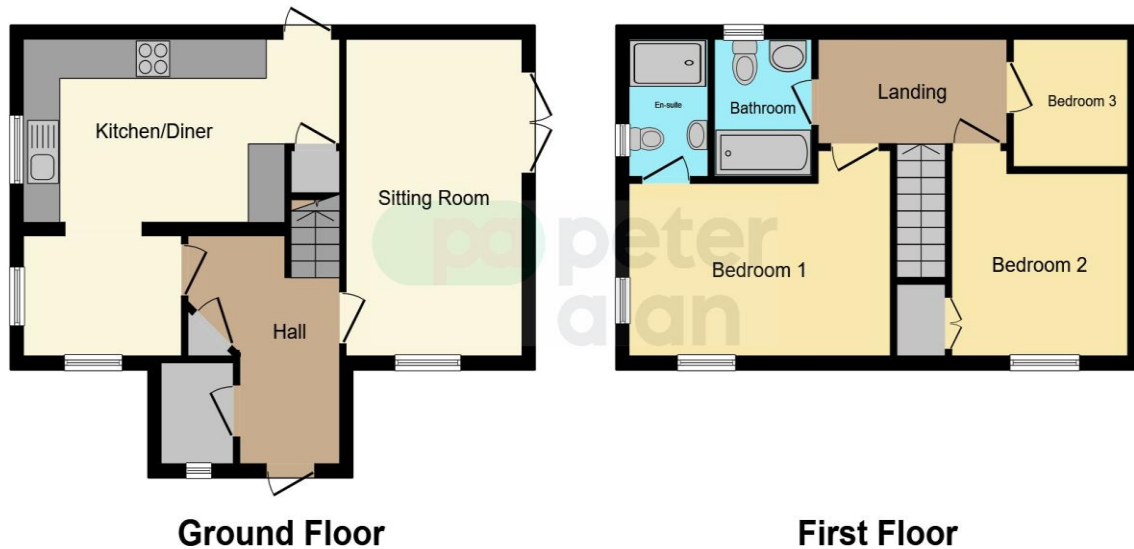
14' 3" x 8' 8" (4.34m x 2.64m)

uPVC windows to front and side. Vertical radiator. Door to en-suite.

En-Suite

uPVC opaque window to side. Low-level WC, shower enclosure with mixer shower, pedestal wash hand basin. Ceramic wall and floor tiles.

Floorplan



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