



## 8 Green Meadow Close, St. Athan

£350,000 Freehold

DETACHED FAMILY HOME. • 4 BEDROOMS. EN-SUITE. • DRIVEWAY FOR 3 CARS. GARAGE. • EPC B83. UTILITY. CLOAKS/WC. • UPVC. FRENCH DOORS. SHUTTERS. • GCH. SECURE GARDENS. • WALKING DISTANCE TO SHOPS. • VERY POPULAR LOCATION.





A superb detached family home in a sought after location of St Athan Village, Vale of Glamorgan, opposite the green and close to local amenities, shops and within easy reach of the Heritage Coastline. This 2016 Barratt built home comprises entrance hallway, cloakroom/WC, sitting room, kitchen/diner and utility room. To the first floor are four bedrooms, with en-suite to the master bedroom, and a family bathroom. Outside there is a driveway for three cars and a detached garage and a secure enclosed garden to the front and secure enclosed private garden to the rear. The property is not overlooked and enjoys gas central heating and UPVC windows and French doors to the rear, with window shutters to the front elevation. A wonderful opportunity to buy a family home - viewings are highly recommended to appreciate the proximity to the village and private rear garden. Please note there is a service charge for the maintenance of the estate

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





**GROUND FLOOR**

**Entrance Hallway**

5' 1" x 15' 1" (1.55m x 4.60m)

Stairs to first floor. Wood effect flooring. Radiator. UPVC window to front. Doors to cloakroom/WC, Kitchen/diner and sitting room. Cupboard. Down lighting.

**Cloakroom/WC**

2' 9" x 5' 4" (0.84m x 1.63m)

Low level WC. Radiator. Corner wash hand basin with mixer tap. UPVC opaque window to side.

**Sitting Room**

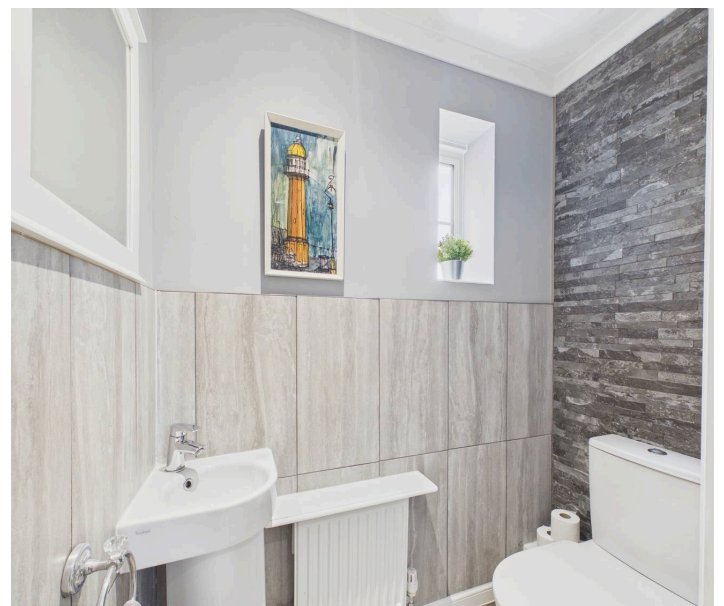
10' 9" x 15' 5" (3.28m x 4.70m)

UPVC window to front with shutters. Radiator. Wood effect flooring.

**Kitchen/Diner**

19' 3" x 9' 9" (5.87m x 2.97m)

UPVC French doors to rear. Down lighting. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. One and a half bowl stainless steel sink with mixer tap. Wood effect flooring. UPVC window to rear. Wall mounted gas boiler providing the central heating. Gas hob with oven and hood. Door to utility room. Built in fridge freezer and dishwasher. Space for table and chairs. Radiator.



4' 11" x 2' 0" (1.30m x 2.03m)

UPVC window to side. Space for white goods.





**Utility Room**

4' 3" x 6' 8" (1.30m x 2.03m)

UPVC window to side. Space for white goods.

**FIRST FLOOR**

**Landing**

4' 2" x 12' 10" (1.27m x 3.91m)

Doors to bedrooms and family bathroom. Down lighting. Loft access.

**Family Bathroom**

5' 6" x 6' 5" (1.68m x 1.96m)

Low level WC. Panelled bath. Radiator. Pedestal wash hand basin with mixer tap. UPVC opaque window to side.

**Bedroom 1**

10' 1" x 9' 2" (3.07m x 2.79m)

UPVC window to front with shutters, door to en-suite, built in wardrobe. Radiator.

**En-Suite**

7' 2" x 5' 10" (2.18m x 1.78m)

UPVC opaque window to side. Low level WC. Wash hand basin with mixer tap. Vertical radiator. Shower enclosure with mixer shower. Ceramic wall and floor tiles.

**Bedroom 2**

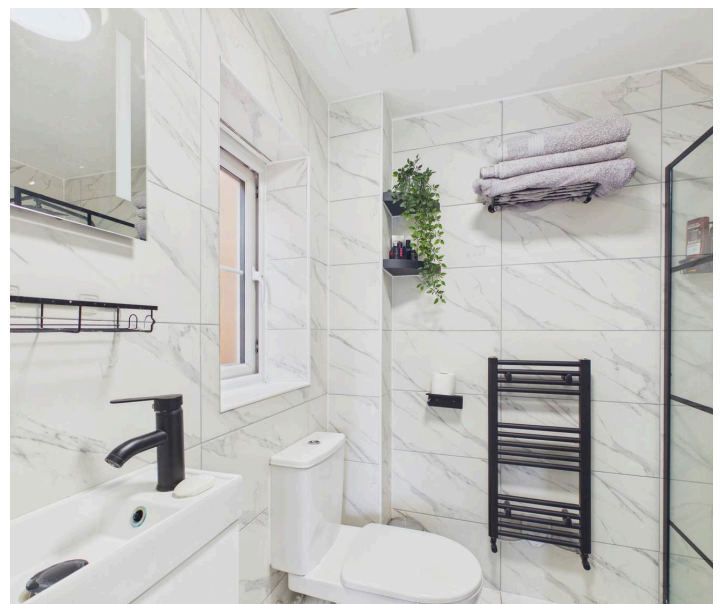
10' 1" x 9' 9" (3.07m x 2.97m)

UPVC window to rear. Radiator.

**Bedroom 3**  
 9' 7" x 12' 1" (2.77m x 2.08m)  
 UPVC window to rear. Radiator.

**Bedroom 4**

9' 11" x 9' 5" (2.72m x 2.57m)





## GARDEN

Front Garden - enclosed and private with gate. Rear Garden - enclosed private sunny garden laid to lawn with paved area for table and chairs. Gate to side.



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