



Shangri La Station Terrace, East Aberthaw

£370,000 Freehold

DETACHED TWO DOUBLE BEDROOM BUNGALOW • FRONT TO BACK LOUNGE/DINING ROOM • FITTED KITCHEN • MODERN BATHROOM/WC/SHOWER • EXCELLENT SIZE LEVEL REAR GARDEN • LARGE DOUBLE GARAGE WITH POTENTIAL TO CONVERT (STPP) • SPACIOUS ACCOMMODATION • EPC RATING E42





****DETACHED TWO DOUBLE BEDROOM BUNGALOW****

Situated in the semi-rural location of Aberthaw is this excellent size detached bungalow that sits on a generous plot with **LARGE BUT MANAGEABLE REAR GARDEN**. Internally, there is an L-shape hallway with two storage cupboard off (one as an airing cupboard), front-to-back lounge/diner, fitted kitchen, two double bedrooms and a modern bathroom/WC with shower.

Outside, there is parking in front the bungalow, a drive to the side via wrought iron gates and this leads to the rear garden and also accessed the large detached double garage/workshop which has 3 metre height clearance and ideal to house a motorhome, or possibly to a residential conversion subject to regulations.

The property is heated via a mix of electric heaters and bottled gas. There is mains drainage and sewerage.

Aberthaw has a wonderful beach - the Leys - accessed via a pedestrian track and of course houses the historic Blue Anchor which provides for excellent food and drinks.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: E

EP  Impact Rating: F





Entrance Hallway

Access via a uPVC door, ceramic tile flooring and glazed doors leading to the Living Room & Kitchen with further doors leading to two storage cupboards (one of which houses the hot water tank and the other houses the fuse boxes), bathroom and bedrooms. Electric storage heater, loft hatch plus coved ceiling.

Living Room

23' 8" x 10' 9" (7.21m x 3.28m)

With a continuation of the ceramic tile flooring, this bright and airy room has front and side uPVC windows plus sliding uPVC patio doors giving access to the large rear garden. Electric storage heater, coved ceiling and focal point of a coal effect gas fire (bottled gas) mounted on a marble fire surround. A glazed door leads to the Kitchen.

Kitchen

12' 0" x 8' 7" (3.65m x 2.62m)

Again with a tiled flooring, the kitchen is fitted with a range of matching base and eye level units complimented by modern worktops. There is freestanding gas cooker with piped gas from the bottle and space for further appliances as required. Ceramic tiled splashbacks and stainless steel sink unit inset with mixer tap over.





Bedroom One

11' 11" x 11' 10" (3.64m x 3.61m)

Tiled flooring, rear uPVC window, electric storage heater and covered ceiling.

Bedroom Two

11' 5" x 8' 6" (3.48m x 2.58m)

Tiled flooring, front uPVC window, electric storage heater and covered ceiling.

Bathroom

7' 10" x 5' 10" (2.39m x 1.78m)

With ceramic tiled flooring ta modern suite comprises of low level WC, pedestal basin, twin grip bath with electric shower over. Obscure leaded style uPVC front window. Electric storage heater and extractor. Covered ceiling and ceramic tiled walls to waist level.





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