



62 Scott Close, St. Athan

£174,950 Freehold

MIS TERRACED FAMILY HOME. • 3 BEDROOMS. • CLOAKROOM/WC. • DRIVEWAY FOR 1 CAR. • NO FORWARD CHAIN. • UPVC. GCH. EPC C71. • IDEAL FIRST TIME BUY. • OUTSKIRTS OF DEVELOPMENT.





VIEWINGS RECOMMENDED. An ideal first time buy of family home with NO FORWARD CHAIN. A spacious well proportioned family house in a popular location of St Athan, Vale of Glamorgan. The property comprises entrance hallway, sitting room, kitchen/diner with UPVC French doors, cloakroom/WC, 3 first floor bedrooms and a family bathroom. Outside to the front is a handy store room, and sunny garden to the rear. The property benefits from UPVC windows, driveway for one car, and gas central heating. The property attracts a monthly service charge (circa £31p/m). This charge is used for the upkeep, maintenance and management of the estate. We believe the construction type of be of Wimpey No Fines. St Athan village is within easy reach of the towns of Cowbridge and Llantwit Major with their schools, shops and amenities, and within easy reach of the Heritage Coastline and beaches.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





GROUND FLOOR

Entrance Porch

Doors to store and hallway.

Store

7' 1" x 5' 6" (2.16m x 1.68m)

Hallway

Stairs to first floor. Under stairs cupboard. Doors to cloakroom/WC, sitting room and kitchen/diner.

Sitting Room

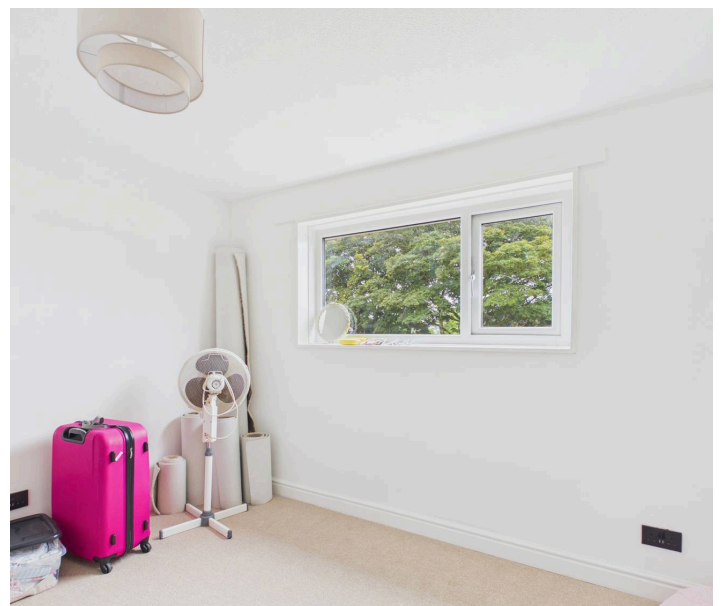
15' 2" x 11' 1" (4.62m x 3.38m)

Door to kitchen/diner. UPVC French doors to rear.

Kitchen/Diner

9' 7" x 17' 1" (2.92m x 5.21m)

UPVC French doors to rear. UPVC window to front. Fully fitted kitchen comprising eye level units base units with work surfaces over. V=Ceramic sink with mixer tap. Eye level oven and grill. Radiator. Electric hob. Partially tiled walls.





FIRST FLOOR

Bedroom 1

11' 7" x 11' 3" (3.53m x 3.43m)

UPVC window to rear. Radiator. Built in wardrobe.

Bedroom 2

11' 1" x 9' 8" (3.38m x 2.95m)

UPVC window to rear. Radiator. Built in wardrobe.

Bedroom 3

8' 1" x 7' 3" (2.46m x 2.21m)

UPVC window to front. Radiator. Built in cupboard.

Family Bathroom

6' 11" x 5' 8" (2.11m x 1.73m)

UPVC opaque window to front. Radiator. Shower enclosure with mixer shower. Low level WC. Wash hand basin. Radiator.





GARDEN

Rear Garden - laid to lawn. Enclosed. Gate to driveway.



blackbear