

10 Ash Lane, St. Athan

£215,000 Freehold

SEMI DETACHED TRADITIONAL HOME. • 3 BEDROOMS. • CONSERVATORY. • EPC E42. GCH COMBI. UPVC. • IMPRESSIVE CORNER PLOT. • KITCHEN/DINER. • IDEAL FIRST TIME BUY. • NO FORWARD CHAIN.





No forward chain with this traditional semi detached family home, located in a very popular semi rural position of St Athan Village, Vale of Glamorgan. The property briefly comprises; entrance hallway, sitting room, conservatory and kitchen/diner to the ground floor. To the first floor are three bedrooms, family bathroom and separate WC. Outside there are gardens to the front with a parking space, and an impressive rear garden extending to the side of the property with sheds. 10 Ash Lane is within easy reach of; shops, schools, amenities, towns of Cowbridge and Llantwit Major with its bus and train stations, and the heritage Coastline and beaches. Viewings recommended to fully appreciate the quiet location and gardens to the rear and side. The property enjoys gas central heating, UPVC windows and doors and a rarely available plot. Please note there are management charges associated with the property - these are for the maintenance and upkeep of the area.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F





GROUND FLOOR

Entrance Hallway

Doors to sitting room and kitchen/diner. Stairs to first floor.

Sitting Room

Opening to conservatory. Radiator. Door to kitchen/diner.

Conservatory

UPVC French doors to rear.

Kitchen

UPVC window to front and rear. UPVC door to side. Fully fitted kitchen comprising eye level units base units with drawers with work surfaces over. Inset stainless steel sink with mixer tap. Gas hob with integral oven. Space for white goods. Radiator. Space for dining room table and chairs.





FIRST FLOOR

Landing

Doors to bedrooms and family bathroom and separate WC.

Family Bathroom

UPVC windows. Panelled bath. Wash hand basin.

WC

Low level WC. UPVC window to side.

Bedroom 1

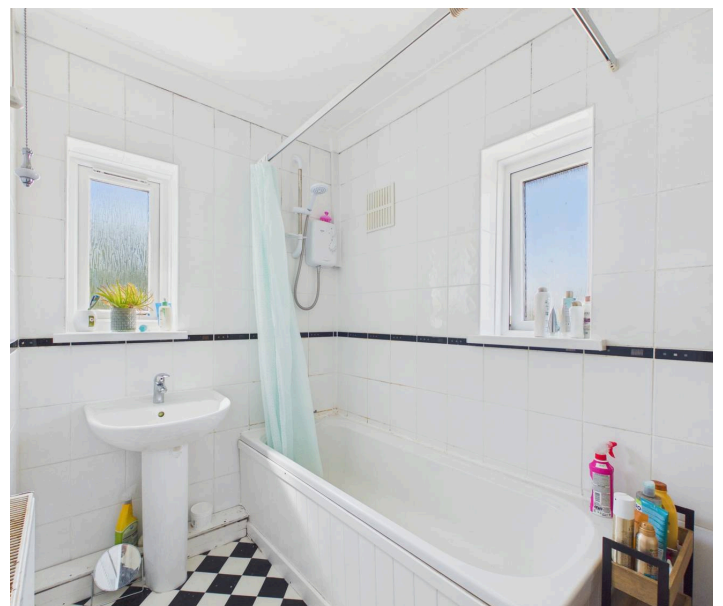
UPVC window. Radiator.

Bedroom 2

UPVC window. Radiator.

Bedroom 3

UPVC window. Radiator.





GARDEN

Gardens to the front, side and rear, laid to lawn, with storage sheds.



blackbear