



18 Ash Lane, St. Athan

£245,000 Freehold

TRADITIONAL SEMI-DETACHED. • 3 BEDS. 20' SUPERB LOFT ROOM. • KITCHEN/DINER WITH RANGE. • UPVC. GCH. PARKING.
• OPEN RURAL ASPECT. • EPC D56.





This semi-detached property stands on a truly desirable plot on the edge of this popular development. Offering a RURAL ASPECT and a SUPERB LOFT ROOM the property briefly comprises entrance hallway, sitting room, kitchen/dining room, three first floor bedrooms and a bathroom. Outside, the generous garden with a 20' TIMBER SHED has been landscaped and enjoys a SUNNY ASPECT with allocated parking to the front and a driveway. The property enjoys gas central heating, UPVC windows and door, fitted COOKING RANGE and timber effect flooring where indicated. The rear elevation boasts superb rural views that will be appreciated upon viewing. There is a Maintenance charge of circa £16 per month for this property. Please note that the attic room/store has no building regulations in place to be used as a bedroom. Please note that there was planning permission from 2018 in place for a single storey extension to the rear.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





FIRST FLOOR

Hallway

Double glazed entrance door. Staircase to first floor. Ceramic floor tiles. Radiator. Timber panelled door to sitting room. Glazed door to kitchen/diner. Hall cupboard.

Sitting Room

15' 1" x 11' 5" (4.60m x 3.48m)

UPVC double glazed window to the front. Radiator. Timber effect flooring.

Kitchen/Diner

18' 4" x 8' 5" (5.59m x 2.57m)

UPVC double glazed windows and door to the rear. Fitted kitchen comprising base units with drawers and work surfaces over. Inset one and a half bowl sink and mixer taps. Rangemaster with two gas ovens and hob with an extractor over. Wall mounted gas boiler supplying the central heating. Space for a dishwasher. Continuity of ceramic floor tiles from the hallway. Glazed sliding door into utility cupboard. Radiator. Area for a dining table and chairs. Space for an upright fridge/freezer. Glazed sliding door into utility cupboard with pantry area and plumbing for a washing machine



SECOND FLOOR



Bedroom One



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SECOND FLOOR

Landing

Timber panelled doors to bedrooms and bathroom. Further panelled door leading to staircase and loft room.

Bedroom One

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

UPVC double glazed windows to the front. Radiator. Timber effect flooring. Built in wardrobe. Wardrobe with sliding doors.

Bedroom Two

12' 1" x 8' 4" (3.68m x 2.54m)

UPVC double glazed windows to the rear with rural views. Radiator. Timber effect flooring. Built in wardrobe.

Bedroom Three

10' 10" x 7' 1" (3.30m x 2.16m)

UPVC double glazed window to the front. Radiator. Timber effect flooring. Built-in wardrobe.

Bathroom

7' 4" x 5' 5" (2.24m x 1.65m)

UPVC double glazed opaque windows to the rear. Exposed painted floorboards. Bathroom suite in white comprising low level WC with concealed cistern, wall hung ceramic wash handbasin and steel bath with an electric shower over. Radiator. Airing cupboard with hot water cylinder.



Loft

23' 6" x 11' 6" (7.16m x 2.41m)

Timber effect flooring. UPVC double glazed Velux windows to the rear elevation with unrestricted rural views to the east. Timber effect flooring. Generous storage to remaining eaves space.

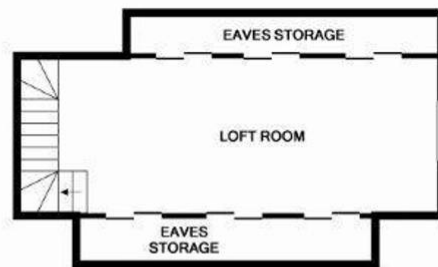




GROUND FLOOR

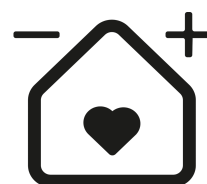


1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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