



18 Ash Lane, St. Athan

£220,000 Freehold

TRADITIONAL SEMI-DETACHED. • 3 BEDS. 20' SUPERB LOFT ROOM. • KITCHEN/DINER WITH RANGE. • UPVC. GCH. PARKING.
• OPEN RURAL ASPECT. • EPC D56. • NO FORWARD CHAIN.





NO FORWARD CHAIN. 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 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. We believe there is a treatment station to the rear of the property and drains in the rear garden.

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

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



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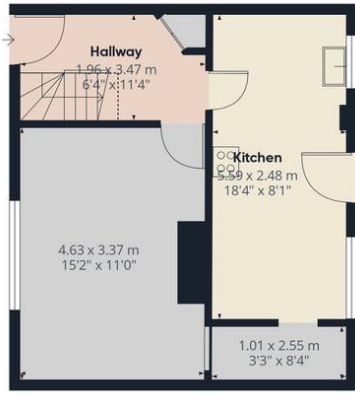


Loft Store

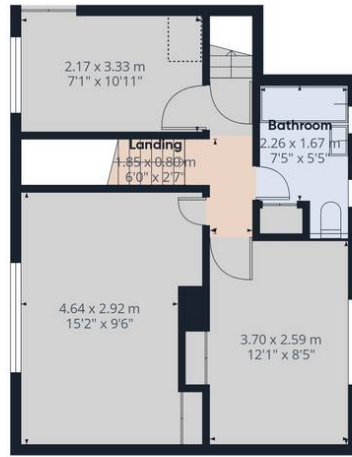
23' 6" x 7' 11" (7.16m x 2.41m)

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

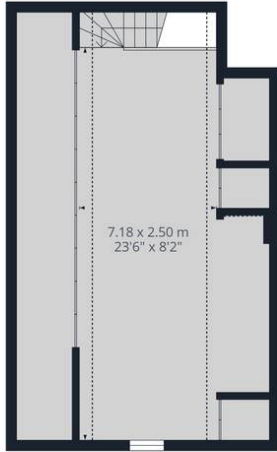




Ground Floor



First Floor



Second Floor



Approximate total area⁽¹⁾

112.4 m²
1211 ft²

Reduced headroom

7.9 m²
85 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

GARDEN

Rear Garden - enclosed laid to lawn and private.



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