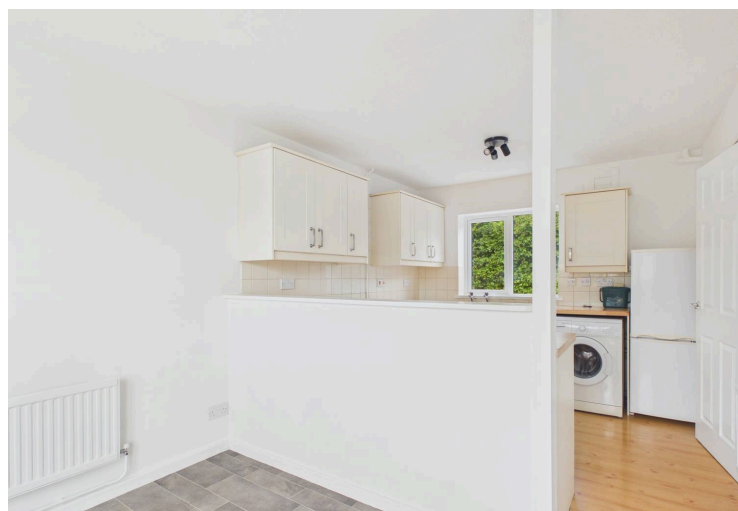
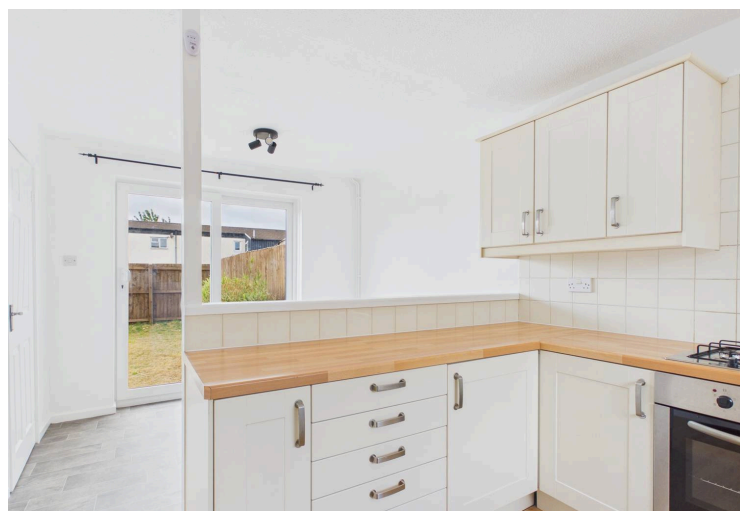




53 Scott Close, St. Athan

£147,500 Freehold

MID TERRACED HOME. • IDEAL FIRST TIME BUY. • 2 DOUBLE BEDROOMS. • NEW UPVC. NEW COMBI BOILER. • NEW PATIO DOORS. • 2 PARKING SPACES TO REAR. • NO FORWARD CHAIN. • KITCHEN/DINER. • VERY WELL PRESENTED. • EPC D55.



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On the outskirts of this popular development near to St Athan village, Vale of Glamorgan, stands this mid terraced family home with two parking space to the rear. 53 Scott Close briefly comprises entrance porch/utility, hallway, sitting room, kitchen/diner, two double bedrooms and a bathroom with separate WC. Outside there is an enclosed level garden to the rear with parking for TWO CARS. The property enjoys gas central heating with a REPLACEMENT COMBINATION BOILER, new UPVC double glazed windows and new patio doors to the rear. Viewing is recommended to fully appreciate the deceptively spacious accommodation and excellent condition. The property attracts a service charge. This charge we believe is used for the upkeep, maintenance and management of the estate, and the water supply. St Athan is within easy reach of the market town of Cowbridge, and Llantwit Major with their secondary schools and shops etc. The property would make an ideal first time buy. Please note we believe there is plans to build in the land to the front of the property. We believe the construction type of be of Wimpey No Fines.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





GROUND FLOOR

Entrance Porch and utility.

5' 0" x 10' 0" (1.52m x 3.05m)

UPVC front entrance door. Space for white goods. Fitted units with work surface over. UPVC door to hallway.

Entrance Hallway

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

Sitting Room

10' 0" x 13' 0" (3.05m x 3.96m)

UPVC window to rear. Door to kitchen/diner. Radiator.

Kitchen/Diner.

16' 0" x 9' 0" (4.88m x 2.74m)

UPVC patio doors to rear. Radiator. Space for dining room table and chairs. Fully fitted kitchen comprising eye level units base units with work surfaces over. Inset gas hob with over. Stainless steel sink.





FIRST FLOOR

Landing

Bedroom 1

11' 0" x 10' 0" (3.35m x 3.05m)

UPVC window to rear. Radiator.

Bedroom 2

11' 0" x 10' 0" (3.35m x 3.05m)

UPVC window to rear. Radiator.

Bathroom

5' 0" x 5' 0" (1.52m x 1.52m)

UPVC opaque window. Radiator. Panelled bath. Wash hand basin.

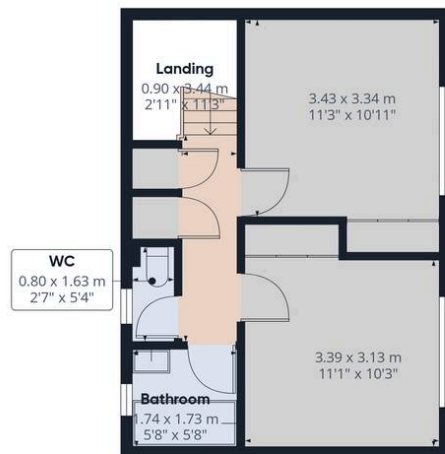
WC

Low level WC. UPVC opaque window.





Ground Floor



First Floor



Approximate total area⁽¹⁾

74.5 m²
803 ft²

Reduced headroom

0.2 m²
2 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.

GIRAFFE360

GARDEN

Rear Garden - enclosed, level and laid to lawn. Gate to rear for access to parking spaces.



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