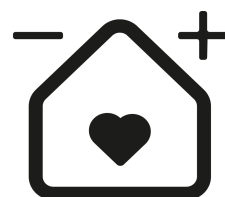




53 Scott Close, St. Athan

£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.



blackbear



Situated on the outskirts of the popular East Camp development, close to the village of St Athan, this exceptionally well presented two-bedroom mid-terraced home is offered in excellent condition throughout and is ready for immediate occupation. Thoughtfully maintained and significantly improved by the current owner, the property has benefited from a comprehensive programme of recent upgrades, including the installation in 2026 of a NEW GAS COMBINATION BOILER, NEW uPVC DOUBLE-GLAZED WINDOWS AND PATIO DOORS, NEW CARPETS THROUGHOUT and complete redecoration. The sale also INCLUDES a freestanding fridge freezer, washing machine and dishwasher. As a result, the property offers buyers the opportunity to move straight in without the worry or expense of major improvement works. The accommodation briefly comprises an entrance porch/utility area, entrance hall, spacious sitting room, kitchen/dining room, two generous double bedrooms, bathroom and separate WC. Outside, the property benefits from an enclosed, level rear garden together with TWO ALLOCATED PARKING SPACES to the rear. The property would make an ideal first-time purchase, downsizing opportunity or buy-to-let investment, with its presentation allowing for immediate occupation or immediate letting. The property is subject to an estate service charge, understood to contribute towards the upkeep and management of the development, including the communal areas and private water supply. St Athan enjoys an excellent position within the Vale of Glamorgan, offering convenient access to the market town of Cowbridge, the coastal town of Llantwit Major, local amenities, schools and transport links. Construction: We understand the property to be of Wimpey No Fines construction. Planning: Buyers should be aware that residential development is proposed on land opposite the property. Interested parties are advised to make their own enquiries with the Vale of Glamorgan Council in relation to any current or future planning applications affecting the site.

Consultant's Technical Check

Ter

EPI

EPI



Energy Rating: D

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 shaker-style kitchen comprising eye level units base units with work surfaces over. Inset gas hob with electric oven. Stainless steel sink. The sale includes the freestanding fridge freezer, washing machine and dishwasher (not tested).





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

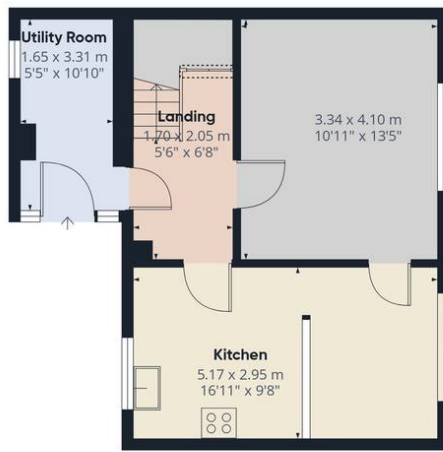
5' 0" x 5' 0" (1.52m x 1.52m)

UPVC opaque window. Radiator. Panelled bath with electric overhead shower. Wash hand basin.

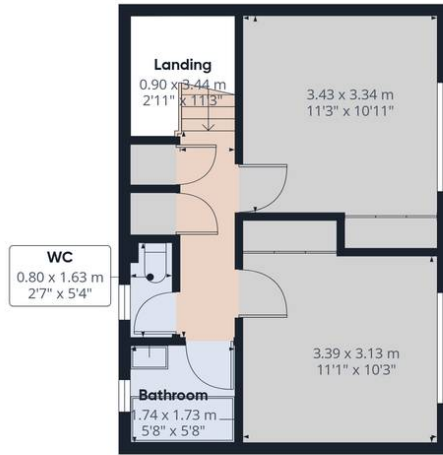
WC

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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