



23 Shackleton Close, St. Athan

£149,950 Freehold

MID TERRACED HOME. • NO FORWARD CHAIN. • 3 BEDROOMS. • 2 RECEPTION ROOMS. • GCH. UPVC. PARKING SPACE NEARBY. • IDEAL FIRST TIME BUY. • EPC D55





NO FORWARD CHAIN with this well presented mid terraced family home, located on the outskirts of this popular development of St Athan, Vale of Glamorgan, within easy reach of local shops, schools and the Heritage Coastline. The property briefly comprises boiler room, entrance hallway, sitting room, cloakroom/WC, kitchen, and dining room the ground floor. To the first floor are three bedrooms and a family bathroom. Outside there is a sunny south facing garden to the rear. An allocated parking space is nearby. The property enjoys gas central heating, and UPVC double glazed windows. The property attracts an annual/monthly service charge (circa £41/month). This charge is used for the upkeep, maintenance and management of the estate. An ideal first time buy or as an investment 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 Hallway

Radiator. Stairs to first floor. Under stairs cupboard. UPVC opaque glazed front entrance door. Door to sitting room, kitchen and cloakroom/WC.

Cloakroom/WC

Low level WC. UPVC opaque window to front. Corner wash hand basin. Radiator.

Sitting Room

11' 0" x 15' 6" (3.35m x 4.72m)

UPVC window to rear. Radiator. Door to dining room.

Dining Room

9' 7" x 7' 10" (2.92m x 2.39m)

Radiator. Patio door to rear. Opening to kitchen.

Kitchen

9' 2" x 9' 6" (2.79m x 2.90m)

UPVC window to front. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Inset stainless steel sink. Space for white goods and space for electric cooker. Radiator.



FIRST FLOOR

Landing

Front access. Airing cupboard with hot water tank. Doors to bedrooms and family bathroom.

Bedroom 1

11' 11" x 11' 3" (3.63m x 3.43m)



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FIRST FLOOR

Landing

Radiator. Loft access. Airing cupboard with hot water tank. Doors to bedrooms and family bathroom.

Bedroom 1

11' 11" x 11' 3" (3.63m x 3.43m)

UPVC window to rear. Radiator. Built in wardrobe.

Bedroom 2

9' 7" x 11' 3" (2.92m x 3.43m)

UPVC window to rear. Radiator. Built in wardrobe.

Bedroom 3

7' 5" x 8' 0" (2.26m x 2.44m)

Radiator. UPVC window to front. Built in wardrobe.

Family Bathroom

5' 9" x 6' 10" (1.75m x 2.08m)

UPVC opaque window to front. Radiator. Low level WC. Pedestal wash hand basin. Panelled bath with mixer shower attachment.





Hallway

0.87 x 3.81 m

Living Room

3.39 x 4.70 m

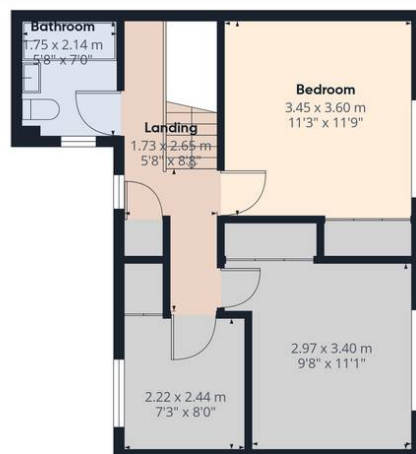
WC

0.80 x 1.40 m
2'7" x 4'7"

Kitchen

.21 x 2.93 m

Ground Floor



Bathroom
1.75 x 2.14 m

Landing

Landing
1.73 x 2.65 m

Bedroom

3.45 x 3.60 m

2.97 x 3.40 m

232 x 244

First Floor

Approximate total area⁽¹⁾84.4 m²908 ft²

Reduced headroom

0.7 m²8 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

Low maintenance garden area to the front. Rear Garden - An enclosed garden with gate, sunny south facing aspect. Area for table and chairs. Shed.



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