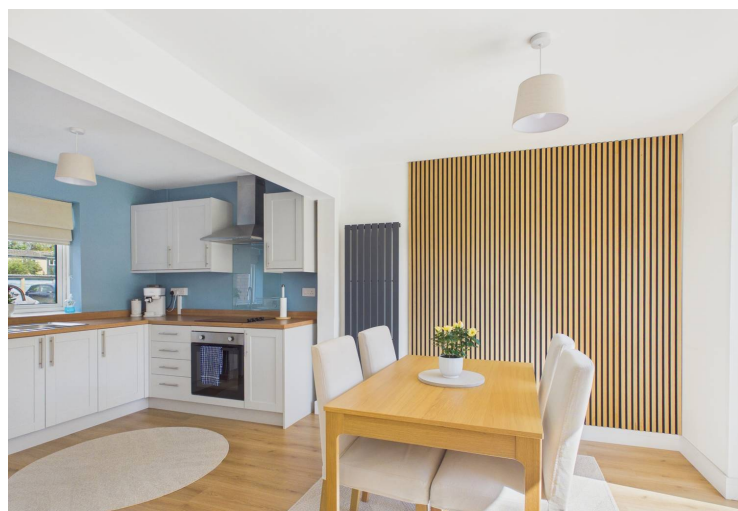
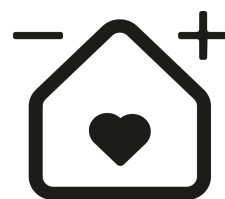




19 Scott Close, St. Athan

£199,950 Freehold

END OF TERRACED HOME. • 4 BEDROOMS. WOW FACTOR. • OPEN PLAN LIVING. • GARAGE NEARBY. • NO FORWARD CHAIN.
• GCH COMBI. EPC: D60. • FULLY RENOVATED THROUGHOUT. • IDEAL FIRST TIME BUY OR FAMILY HOME.



blackbear



NO FORWARD CHAIN.

RARELY AVAILABLE, this 4 BEDROOM end of terraced family home with a real WOW FACTOR and NO FORWARD CHAIN has been fully renovated by the current owners. Located on this popular development of St Athan, Vale of Glamorgan, within easy reach of local shops, schools and the Heritage Coastline. The property briefly comprises entrance hallway, and OPEN PLAN KITCHEN/SITTING/DINING ROOM to the ground floor. To the first floor are four bedrooms and a family bathroom. Outside there is an enclosed garden to the rear, storage room and cupboard to the front, and a garage nearby. The property enjoys gas central heating with a combination boiler, and UPVC double glazed windows and French doors. 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 a spacious family home. 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

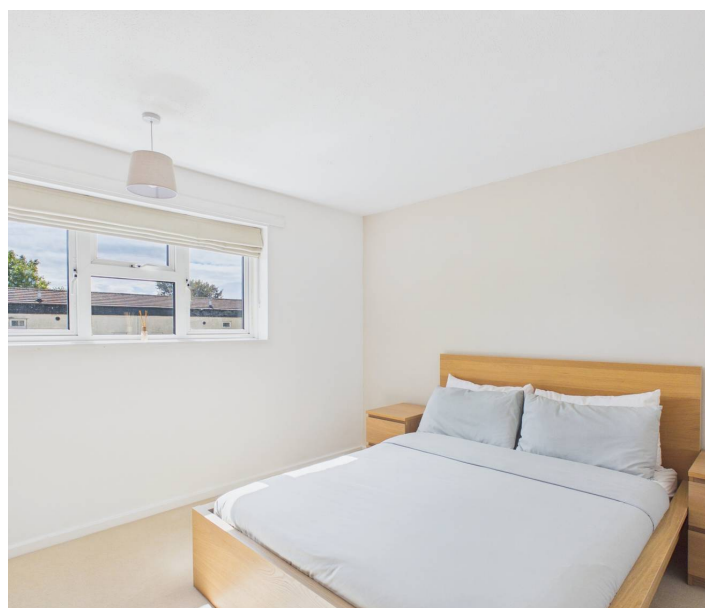
Entrance Hallway

Under stairs cupboard. Front entrance door. Stairs to first floor. Opening to kitchen/diner/sitting room.

Open Plan Kitchen/Diner/Sitting Room

24' 10" x 18' 4" (7.57m x 5.59m)

Show home standard with this open plan kitchen and living area - providing that 'wow factor'. Fully fitted kitchen comprising eye level units, base units with work surfaces over. Inset sink with mixer tap. Induction hob and cooker, with hood. Space for white goods. Space for dining room table and chairs. UPVC window to front and rear. UPVC French doors to rear. Radiator. Vertical radiator. Wood effect flooring.





FIRST FLOOR

Landing

Doors to bedrooms and bathroom. Storage. Airing cupboard containing the gas combination boiler providing the central heating and hot water. Loft access.

Bedroom 1

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

UPVC window to rear. Built in wardrobe. Radiator.

Bedroom 2

11' 3" x 8' 7" (3.43m x 2.62m)

UPVC window to rear. Radiator. Built in wardrobe.

Bedroom 3

7' 3" x 8' 7" (2.21m x 2.62m)

UPVC window to front. Radiator. Built in cupboard.

Bedroom 4

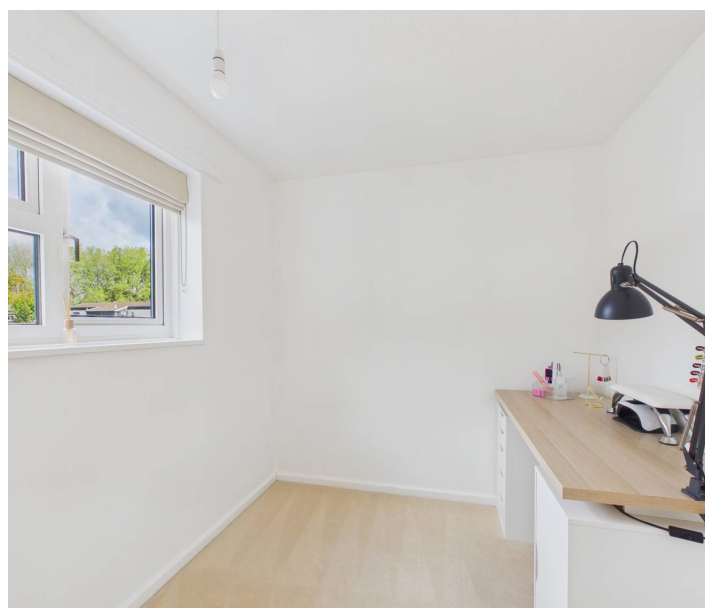
13' 1" x 9' 6" (3.99m x 2.90m)

Radiator. UPVC window to front. Built in wardrobe.

Family Bathroom

6' 4" x 6' 3" (1.93m x 1.91m)

UPVC opaque window. Panelled bath with mixer shower over. Wash hand basin. Low level WC. Radiator.





Ground Floor



First Floor



Approximate total area⁽¹⁾

96.6 m²
1041 ft²

Reduced headroom

0.4 m²
4 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

Front - low maintenance garden area. Storage cupboard. Storage room (potential to be converted in to a cloakroom/WC if required). Rear Garden - level enclosed south facing garden laid to lawn with rear gate.



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