



5 Sycamore Avenue, St. Athan

£239,950 Freehold

SEMI DETACHED FAMILY HOME. • 3 BEDROOMS. • KITCHEN/DINER. • NO FORWARD CHAIN. • IMPRESSIVE GARDEN. •
PARKING FOR 1 CAR. • RENOVATED THROUGHOUT. • IDEAL FIRST TIME BUY. • POPULAR LOCATION.





This well presented 3 bedroom semi detached traditional home comes with NO FORWARD CHAIN and impressive garden with countryside views to the rear. 5 Sycamore Avenue lies in a popular quiet location of St Athan Village, Vale of Glamorgan within easy reach of shops, schools, amenities and the Heritage Coastline and beaches. The property briefly comprises; entrance hallway, sitting room and kitchen/diner to the ground floor. To the first floor are three well proportioned bedrooms and a lovely family bathroom. Outside there are gardens - with an impressive garden to the rear and countryside views. The property enjoys gas central heating with a combination boiler, UPVC windows and French doors to the rear, and parking for 1 car. Viewings are recommended to fully appreciate the quite semi rural location and presentation throughout. Please note the property attracts a service charge for the maintenance and upkeep of the estate.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





GROUND FLOOR

Entrance Hallway

Doors to sitting room and kitchen/diner. Storage cupboard.

Sitting Room

15' 1" x 11' 0" (4.60m x 3.35m)

UPVC window to front. Opening to kitchen/diner. Radiator.

Kitchen/Diner

22' 0" x 8' 0" (6.71m x 2.44m)

UPVC window and French doors to rear. Radiator. Fully fitted kitchen comprising eye level units base units with work surfaces over. Inset stainless steel sink with mixer tap. Space for white goods. Integral gas hob with oven and hood.

UPVC windows to rear. Vertical radiator. Panelled bath with mixer shower over. Wash hand basin.





FIRST FLOOR

Landing

Doors to bedrooms and family bathroom.

Bedroom 1

15' 3" x 11' 0" (4.65m x 3.35m)
UPVC window to front. Radiator.

Bedroom 2

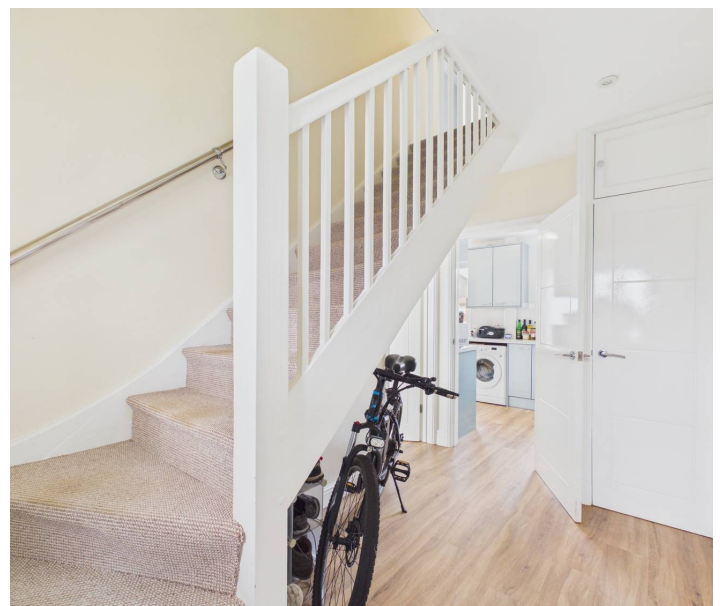
7' 3" x 13' 11" (2.21m x 4.24m)
UPVC window to front. Radiator.

Bedroom 3

12' 1" x 8' 5" (3.68m x 2.57m)
UPVC window to rear. Radiator.

Family Bathroom

9' 7" x 5' 7" (2.92m x 1.70m)
UPVC windows to rear. Vertical radiator. Panelled bath with mixer shower over. Wash hand basin.





GARDEN

Front Garden - open plan laid to lawn. Rear Garden - enclosed laid to lawn with paved area for table and chairs etc. Countryside views to rear.

