





5 Chestnut Avenue, St. Athan

£189,950 Freehold

END OF TERRACED HOME. • 2 BEDROOMS. FULLY RENOVATED. • DRIVEWAY FOR 2 CARS. • EPC: D59. ATTIC STORE. • CABIN. 2025 BATHROOM. • FRONT AND REAR GARDENS. • 2025 UPVC & GCH COMBI. • IDEAL FIRST TIME BUY.

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Superb condition and ideal first time buy with this end of terraced home, located in a popular mature location of St Athan village, Vale of Glamorgan. The property which has had a number of significant improvements made by the current owner, briefly comprises, entrance hallway, sitting room with log burner (flu currently not in place), and kitchen / diner to the ground floor. To the first floor are two bedrooms and a 2025 family bathroom. To the second floor is a very handy store room. Outside to the front is a well presented garden and the rear is low maintenance with a cabin and gated driveway for two cars. The property enjoys gas central heating with a 2025 combination boiler, 2025 UPVC windows and doors, and 2025 replacement down pipes/facias/guttering. Outside there are well maintained gardens with a gated driveway for two cars. Included with the sale are all fitted blinds. 5 Chestnut Avenue is within easy reach of local shops and amenities and the Heritage Coastline and beaches. Viewings highly recommended to appreciate this 'ready to move into' home. Please note there is a service charge associated with this property for the maintenance and upkeep of the development.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

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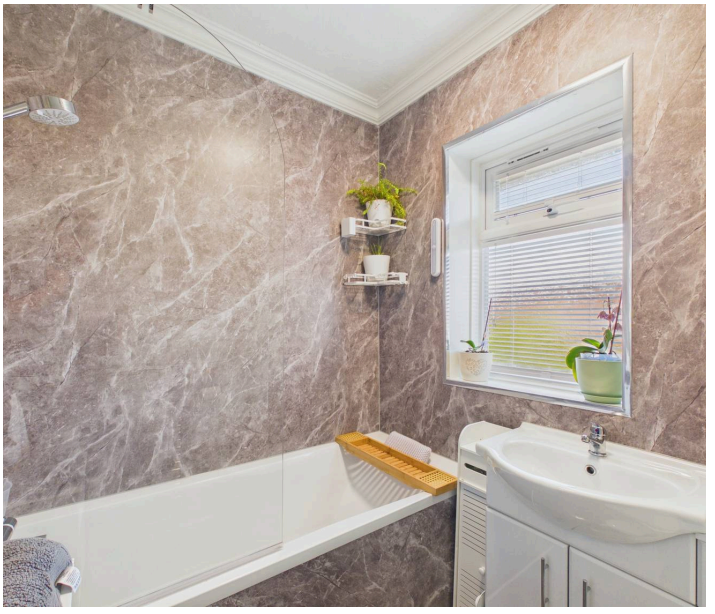
GROUND FLOOR

Entrance Hallway
UPVC opaque glazed front entrance door. Stairs to first floor. Radiator. Door to sitting room.

Sitting Room
13' 1" x 12' 0" (3.99m x 3.66m)
UPVC window to front. Radiator. Clear view log burner (not working as now flu in place currently). Door to kitchen/diner.

Kitchen/diner
9' 2" x 16' 0" (2.79m x 4.88m)
UPVC window to rear. UPVC opaque glazed door to rear. Radiator. Under stairs cupboard. Wall mounted combination boiler providing the central heating and hot water. Fully fitted kitchen comprising eye level units base units with work surfaces over. Space for white goods. Space for dining room table and chairs. Eye level oven and microwave. Gas hob. Inset one and a half bowl stainless steel sink with mixer tap.





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FIRST FLOOR

Landing
Doors to bedrooms and shower room. UPVC window to side. Door to family bathroom and bedrooms. Door to staircase with window to front leading to the attic store.

Bedroom 1
11' 11" x 9' 11" (3.63m x 3.02m)
UPVC window to front. Radiator.

Bedroom 2
9' 2" x 8' 8" (2.79m x 2.64m)
UPVC window to rear. Radiator. Built in cupboard.

Family Bathroom
6' 4" x 5' 9" (1.93m x 1.75m)
UPVC opaque window to side. Wash hand basin with mixer tap. Panelled bath with mixer shower over. Low level WC. Radiator.

SECOND FLOOR

Loft Store
16' 0" x 10' 1" (4.88m x 3.07m)
UPVC window to side. Radiator.





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GARDEN

Front Garden - enclosed and laid to lawn, very well presented, with gate. Rear Garden - low maintenance, enclosed with cabin.

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