

52 Eagle Road, St. Athan
Offers Over £200,000



52 Eagle Road

St. Athan, Barry

SHOW HOME STANDARD. In a well regarded popular location stands this modern well presented fully renovated in 2023 end of terraced home in St Athan, a short distance from Llantwit Majors shops, schools and amenities, and within easy reach of the beach. Briefly the property comprises to the ground floor entrance hallway, sitting room, kitchen/breakfast, cloakroom/WC and utility room. To the first floor are THREE BEDROOMS (with countryside views from the front and open green view to the rear) and a stunning family bathroom. Outside to the front is a open plan garden with parking for one car, and to the rear is an impressive enclosed garden with decking area for table and chairs and BBQs etc. The property enjoys new UPVC windows and doors and a new gas central heating system with a COMBINATION BOILER. Daytime viewings are recommended to fully appreciate the position and sunny aspect. 52 Eagle Road would make an IDEAL FIRST TIME BUY and is rarely available in such a high standard of condition. The property attracts an annual/monthly service charge. This charge is used for the upkeep, maintenance and management of the estate. NO FORWARD CHAIN. Please note there is planning in place to build a three bedroom detached house to the right of 52 Eagle Road on the plot of land there. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

FPC Environmental Impact Rating:





52 Eagle Road

St. Athan, Barry

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- END OF TERRACED HOME.
- FULLY RENOVATED IN 2023.
- 3 BEDS. CLOAKS/WC. PARKING.
- UTILITY. NO FORWARD CHAIN.
- 2023 UPVC & GCH COMBI.
- IDEAL FIRST TIME BUY. EPC D66.





GROUND FLOOR

Entrance Hallway

Porch with tiled canopy. Opaque glazed front entrance door and UPVC opaque windows to front. Radiator. Stairs to first floor. Door to sitting room.

Sitting Room

Dimensions: 14' 7" x 14' 1" (4.44m x 4.29m). Radiator. UPVC French doors to rear. Door to kitchen/diner.

Kitchen/Diner

Dimensions: 17' 10" x 6' 2" (5.43m x 1.88m). UPVC window to front. Radiator. Fully fitted 2023 kitchen comprising eye level units and base units with work surfaces over. Inset one and a half bowl stainless steel sink with mixer tap. Partially tiled walls. Space for white goods. Induction hob with cooker. Doors to utility room and cloakroom/WC.

Cloakroom/WC

Low level WC. Wash hand basin.

Utility room

Dimensions: 5' 4" x 4' 3" (1.62m x 1.29m). UPVC window to front. Wall mounted combination Baxi boiler providing the central heating and hot water.

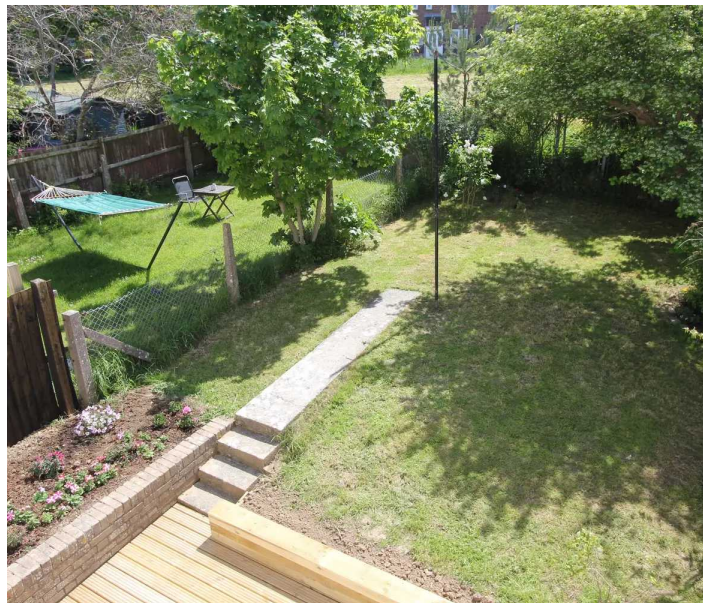
FIRST FLOOR

Landing

Doors to bedrooms and bathroom. Loft access.

Bathroom

Dimensions: 6' 4" x 6' 3" (1.93m x 1.90m). UPVC opaque window to front. Radiator. Panelled bath with electric mixer shower over. Low level WC. Wash hand basin with mixer tap. Ceramic wall and floor tiles. Vertical radiator.





Bedroom 1

Dimensions: 11' 3" x 10' 2" (3.43m x 3.10m). UPVC window to rear. Radiator.

Bedroom 2

Dimensions: 11' 4" x 8' 8" (3.45m x 2.64m). UPVC window to rear. Radiator.

Bedroom 3

Dimensions: 8' 10" x 8' 0" (2.69m x 2.44m). UPVC window to front. Radiator.

OUTSIDE

Front

Parking for 1 car. Open plan garden laid to lawn.

Rear Garden

Dimensions: 23' 0" x 47' 0" (7.01m x 14.31m). An enclosed sunny, mature and private garden laid to lawn with decking area.

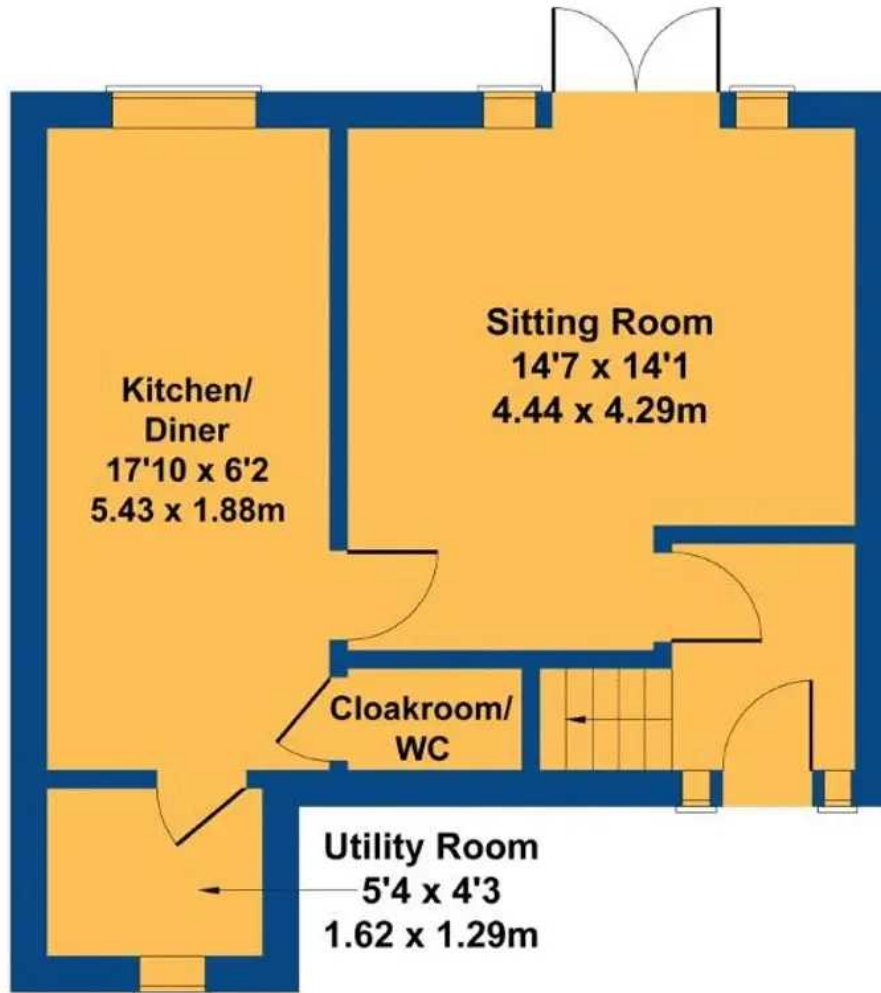






52 Eagle Road

Approximate Gross Internal Area
807 sq ft - 75 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
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