





31 Cedar Road

St. Athan, Barry

PART EXCHANGE WELCOME - UK WIDE. This impressive modern detached family property with single garage lies on the edge of a popular development on a no...

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- TRADITIONAL DETACHED HOME.
- 4 BEDS. 2 RECPS. EN-SUITE.
- UPVC. GCH COMBI. UTILITY.
- NO CHIAN. CLOAKROOM/WC.
- DRIVEWAY. GARAGE.
- SPACIOUS FAMILY LIVING.





GROUND FLOOR

Entrance Hallway

UPVC glazed front entrance door with glazed side panel. Stairs to first floor. Door to sitting room, kitchen/breakfast room and cloakroom/WC. Vinyl floor covering.

Cloakroom/WC

Dimensions: 4' 2" x 5' 6" (1.27m x 1.68m). UPVC opaque window to front. Radiator. Low level WC. Pedestal wash hand basin. Vinyl floor covering.

Sitting Room

Dimensions: 12' 0" x 16' 2" (3.65m x 4.92m). UPVC window to front. Radiators. Opening to dining room.

Dining Room

Dimensions: 10' 9" x 9' 8" (3.27m x 2.94m). Radiator. UPVC patio door to rear. Door to kitchen/breakfast.

Kitchen/breakfast

Dimensions: 9' 0" x 17' 6" (2.74m x 5.33m). UPVC window to rear and side. Radiator. Vinyl floor covering. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Inset one and a half bowl stainless steel sink with mixer tap. Inset gas hob with hood. Integrated eye level electric grill and oven. Partially tiled walls. Integrated fridge/ freezer. Under-stairs cupboard. Door to utility room.

Landing

Doors to bedrooms and family bathroom. Loft access.

Utility Room

Dimensions: 6' 11" x 4' 11" (2.11m x 1.50m). Glazed door to rear. Wall mounted Worcester combination boiler providing the central heating and hot water. Space for white goods. Eye level cupboards, base units with work surface over and inset stainless steel sink with mixer tap.

FIRST FLOOR





GROUND FLOOR

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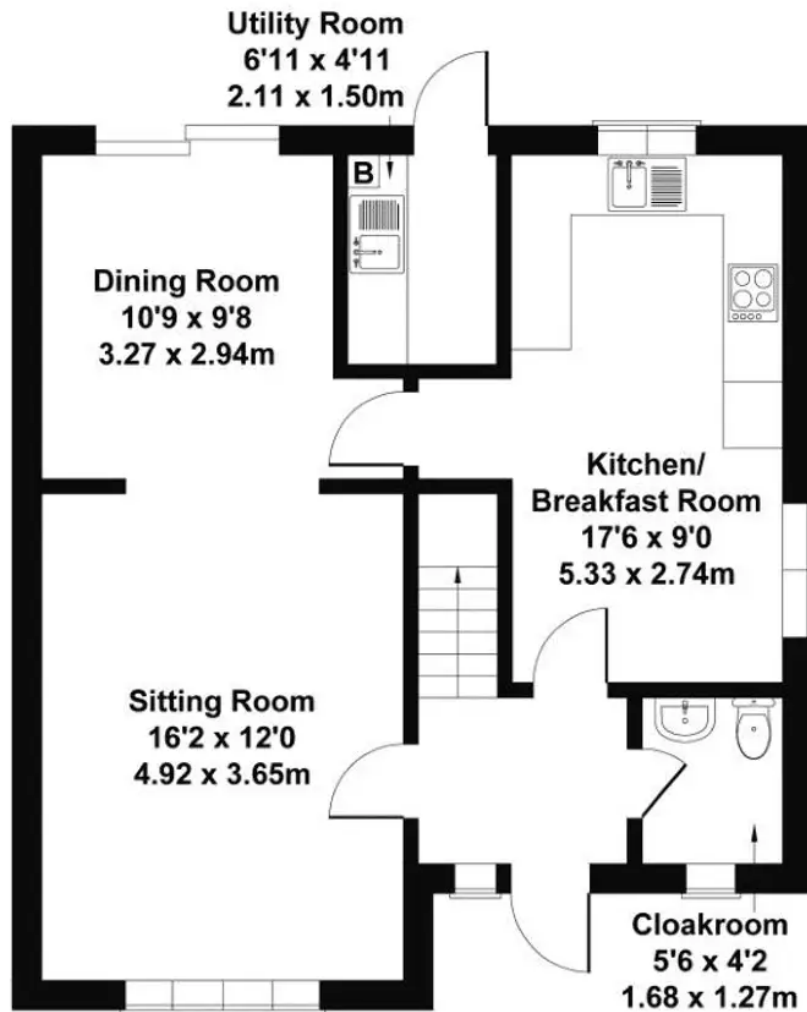
FIRST FLOOR



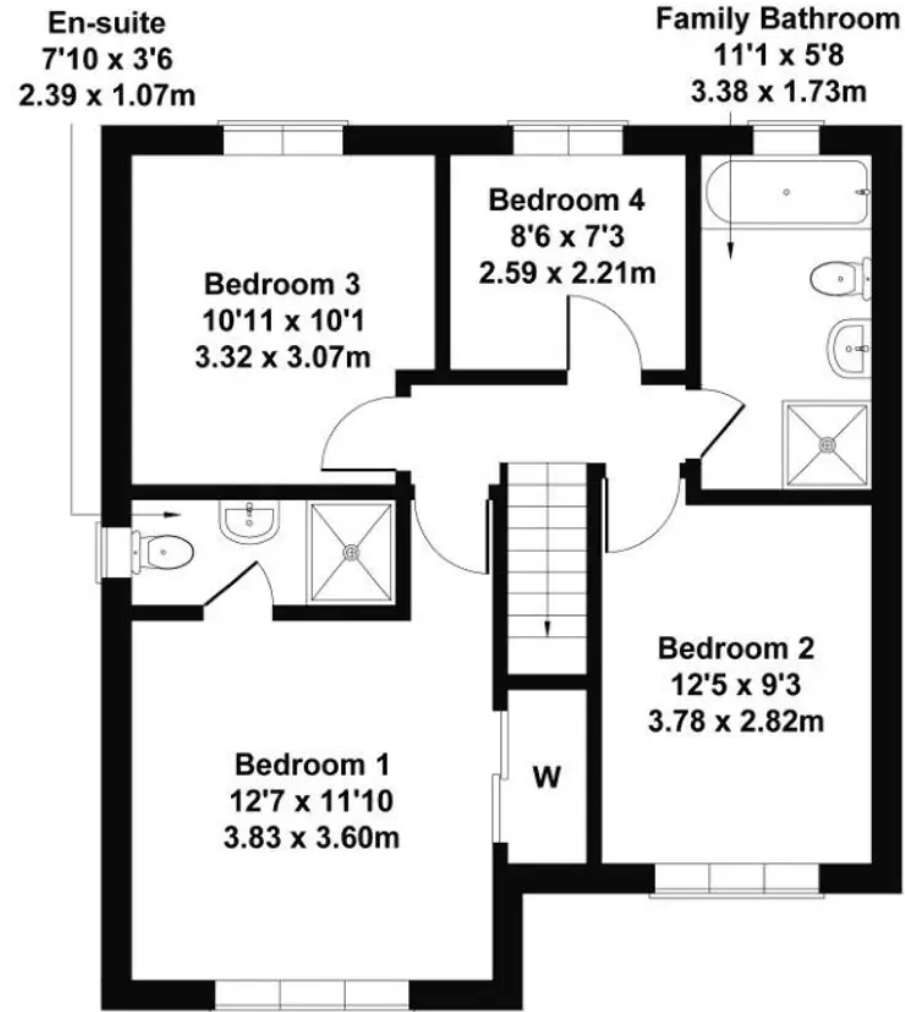


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Approximate Gross Internal Area
1249 sq ft - 116 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2021
For Illustrative Purposes Only.



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