

2 Picketston Close, St. Athan
£205,000



2 Picketston Close

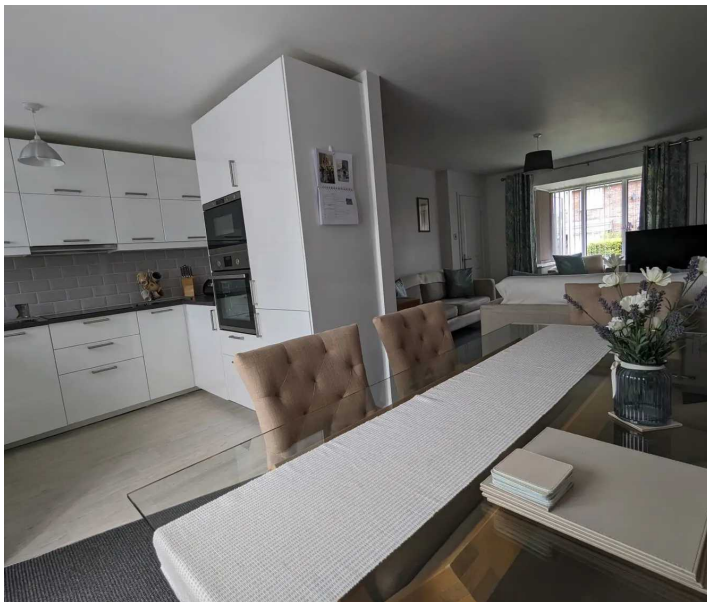
St. Athan, Barry

This semi detached home is located on a popular small close of similar properties built by Tudor Homes. The property comprises entrance porch, entranc...

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- SEMI DETACHED HOME.
- 3 BEDS. 2 RECPS. NO CHAIN.
- UPVC WINDOWS & DOORS.
- DETACHED GARAGE.
- SOUTH WESTERLY REAR.
- POPULAR CUL DE SAC.





GROUND FLOOR

Entrance Porch

UPVC entrance door. UPVC windows to front. UPVC glazed door to entrance hall.

Entrance Hall

Stairs to first floor. Radiator. Door to sitting room.

Sitting Room

Dimensions: 17' 5" x 11' 2" (5.30m x 3.40m). UPVC bay window to front. Radiator. Opening to kitchen/diner.

Kitchen/Diner

Dimensions: 9' 7" x 14' 7" (2.92m x 4.44m). UPVC window to rear. Fully fitted replacement kitchen comprising eye level units, base units with drawers and work surfaces over. Inset sink with mixer taps. Integrated induction hob and eye level oven and grill. Space for white goods. Partially tiled walls. UPVC French doors to conservatory. Built in fridge/freezer. Radiator.

Conservatory

Dimensions: 6' 11" x 7' 9" (2.11m x 2.36m). UPVC french doors to rear. UPVC windows to rear.

FIRST FLOOR

Landing

UPVC window to side. Loft access (partially boarded and fully insulated). Doors to bedrooms and bathroom.

Bedroom One

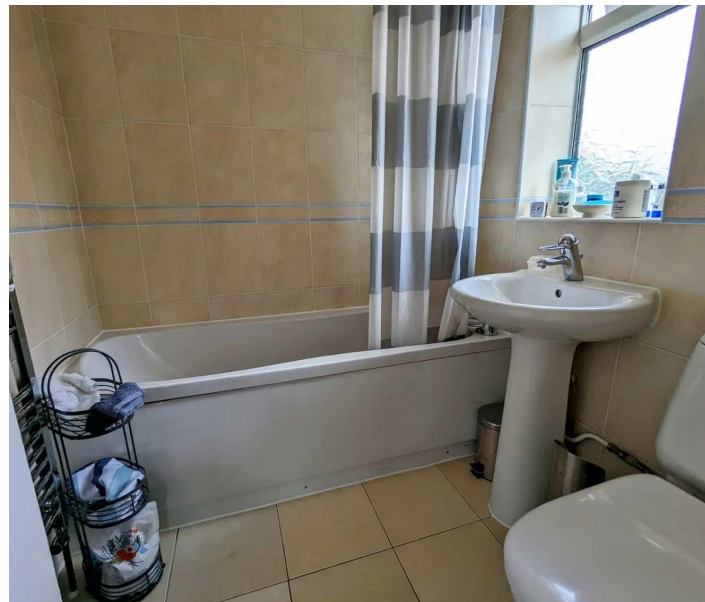
Dimensions: 13' 4" x 8' 2" (4.06m x 2.49m). UPVC window to front. Radiator.

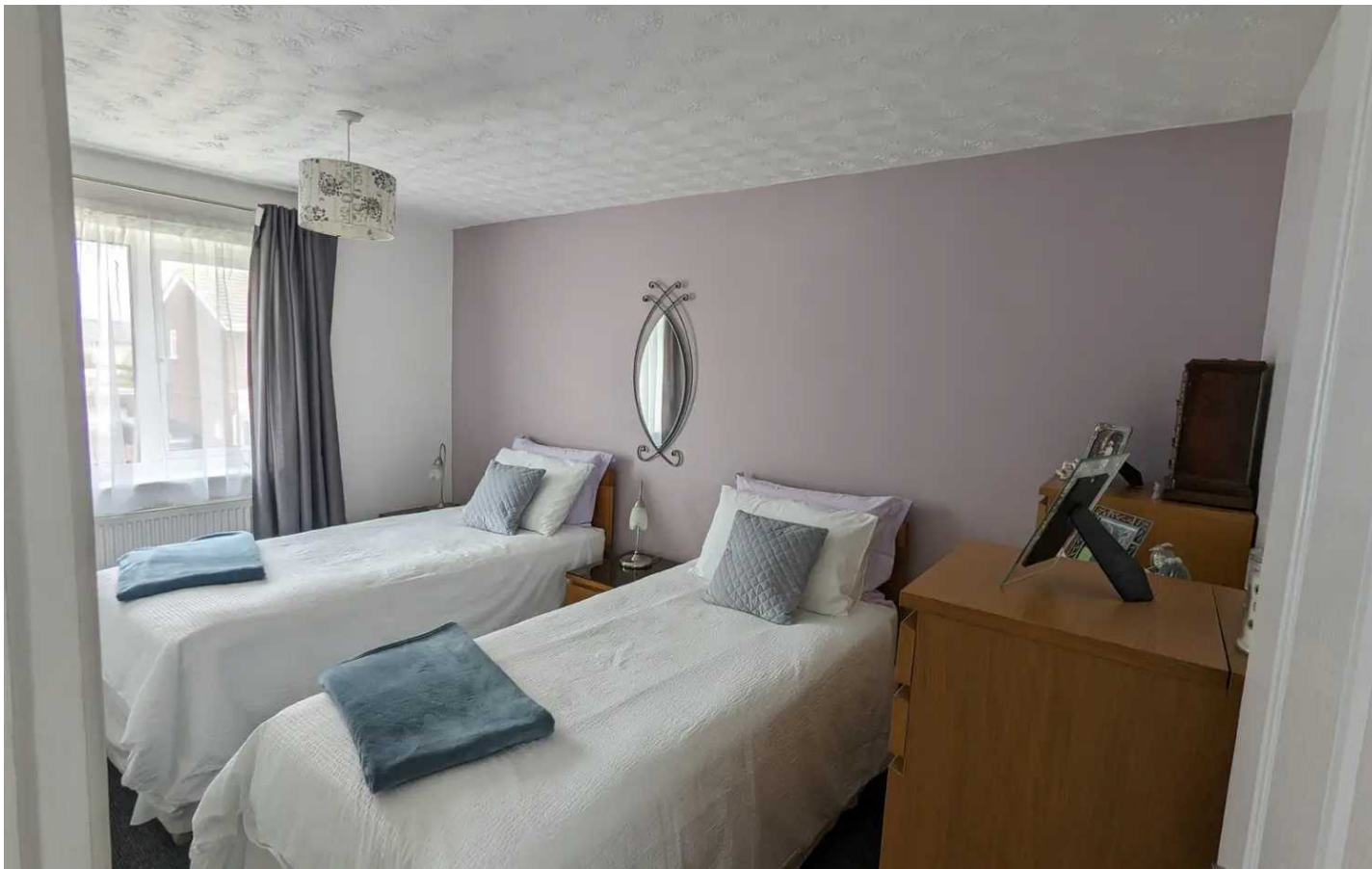
Bedroom Two

Dimensions: 10' 11" x 8' 9" (3.32m x 2.66m). UPVC window to rear. Cupboard. Radiator.

Bedroom Three

Dimensions: 9' 11" x 6' 3" (3.02m x 1.90m). UPVC window to front. Radiator.





GROUND FLOOR

Entrance Porch

UPVC entrance door. UPVC windows to front. UPVC glazed door to entrance hall.

Entrance Hall

Stairs to first floor. Radiator. Door to sitting room.

Sitting Room

Dimensions: 17' 5" x 11' 2" (5.30m x 3.40m). UPVC bay window to front. Radiator. Opening to kitchen/diner.

Kitchen/Diner

Dimensions: 9' 7" x 14' 7" (2.92m x 4.44m). UPVC window to rear. Fully fitted replacement kitchen comprising eye level units, base units with drawers and work surfaces over. Inset sink with mixer taps. Integrated induction hob and eye level oven and grill. Space for white goods. Partially tiled walls. UPVC French doors to conservatory. Built in fridge/freezer. Radiator.

Conservatory

Dimensions: 6' 11" x 7' 9" (2.11m x 2.36m). UPVC french doors to rear. UPVC windows to rear.

FIRST FLOOR

Landing

UPVC window to side. Loft access (partially boarded and fully insulated). Doors to bedrooms and bathroom.

Bedroom One

Dimensions: 13' 4" x 8' 2" (4.06m x 2.49m). UPVC window to front. Radiator.

Bedroom Two

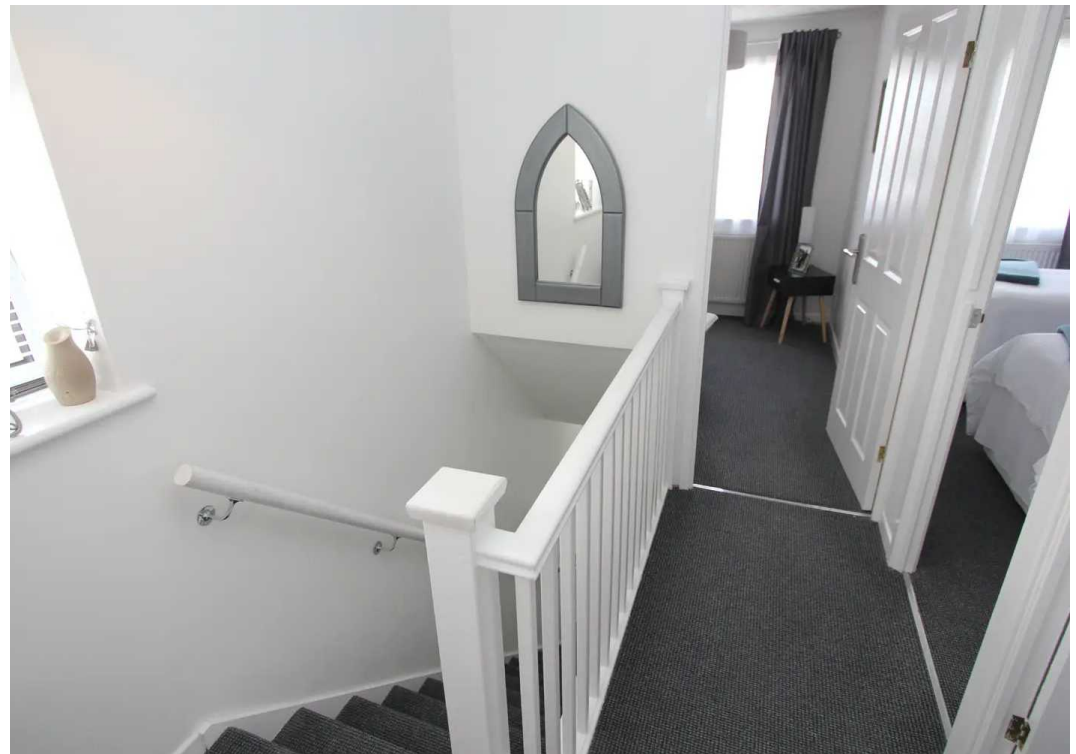
Dimensions: 10' 11" x 8' 9" (3.32m x 2.66m). UPVC window to rear. Cupboard. Radiator.

Bedroom Three

Dimensions: 9' 11" x 6' 3" (3.02m x 1.90m). UPVC window to front. Radiator.

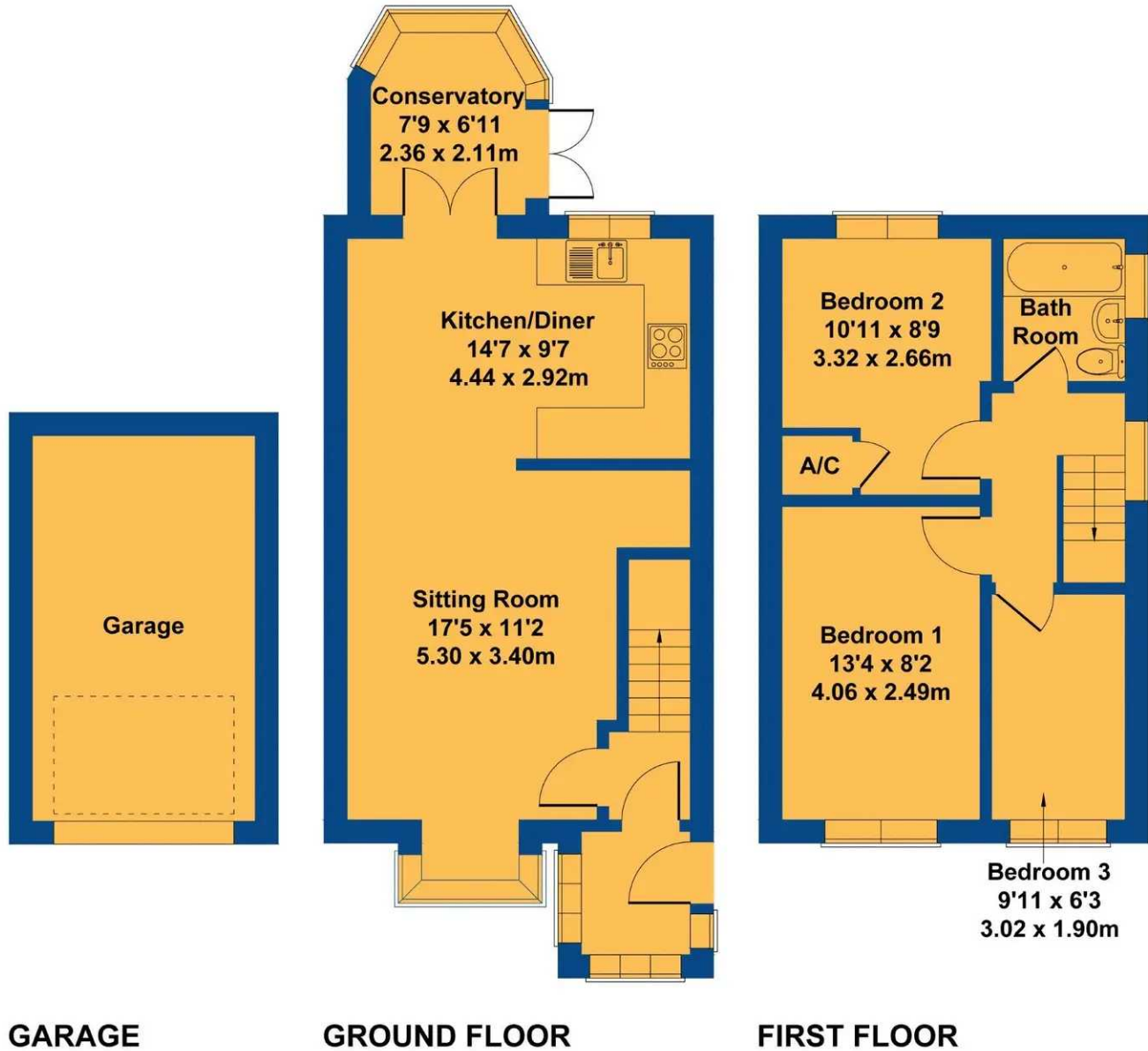






2 Picketston Close

Approximate Gross Internal Area
786 sq ft - 73 sq m



GARAGE

GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.





Chris Davies Estate Agents

Chris Davies Estate Agent, Heritage House East Street - CF61 1XY

01446 792020 • llantwitmajor@chris-davies.co.uk • www.chris-davies.co.uk/

HELPFUL INFORMATION whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and

You can include any text here. The text can be modified upon generating your brochure.

You can include any text here. The text can be modified upon generating your brochure.