





## 12 Eagle Road

St. Athan, Barry

SUPERB CONSERVATORY WITH UNDERFLOOR HEATING. In a well regarded popular location stands this modern well presented fully renovated in 2023 end of terr...

Council Tax band: C

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- DRIVEWAY. CONSERVATORY.
- IDEAL FIRST TIME BUY.
- END OF TERRACED HOME.
- SUNNY REAR GARDEN.
- LOG BURNER.
- 3 BEDROOMS. EPC D58.





## GROUND FLOOR

### Entrance Hallway

Tiled entrance canopy. UPVC front entrance door with opaque glazed side panels. Wood effect flooring. Stairs to first floor. Radiator. Door to sitting room.

### Sitting Room

Dimensions: 17' 7" x 14' 7" (5.36m x 4.44m). Wood effect flooring. Log burner (5KW, clear view). Under stairs cupboard. Door to kitchen. French doors to conservatory.

### Kitchen

Dimensions: 17' 6" x 7' 5" (5.33m x 2.26m). Radiator. UPVC glazed door to conservatory. Ceramic floor tiles. UPVC window to front. Fully fitted kitchen comprising eye level units, base units with drawers and solid wood work surfaces over. Ceramic floor and wall tiles. 5 burner gas hob with oven and hood. Inset one and a half bowl sink. Space for white goods.

### Conservatory

Dimensions: 11' 9" x 20' 11" (3.58m x 6.37m). Under floor heating. Ceramic floor tiles. UPVC French doors to rear.





### Landing

Loft access. Doors to bedrooms and bathroom. Airing cupboard with Ideal combination boiler providing the central heating and hot water.

### Bedroom 1

Dimensions: 15' 11" x 8' 11" (4.85m x 2.72m). UPVC window to rear. Radiator. Built in wardrobe.

### Bedroom 2

Dimensions: 8' 9" x 12' 7" (2.66m x 3.83m). UPVC window to front. Radiator. Built in cupboard.

### Bedroom 3

Dimensions: 8' 10" x 7' 7" (2.69m x 2.31m). UPVC window to rear. Built in wardrobe.

### Family Bathroom

Dimensions: 7' 5" x 5' 4" (2.26m x 1.62m). UPVC opaque window to front. Panelled bath with mixer shower over. Ceramic wall tiles. Low level WC. Pedestal wash hand basin with mixer tap. Vertical radiator.

### OUTSIDE

#### Front

Driveway for one car. Garden laid to lawn.

#### Rear Garden

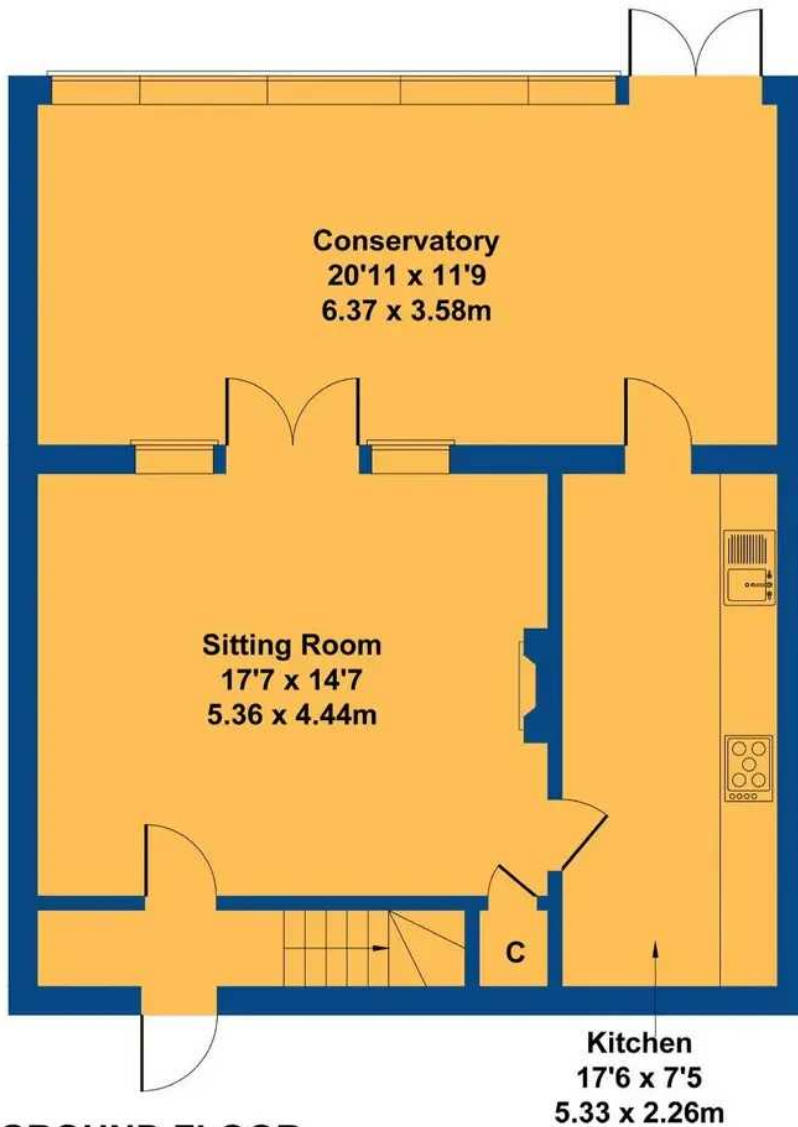
An enclosed private and sunny garden (south facing) with Indian sandstone paved area, decking and mainly laid to lawn. Gate to rear.



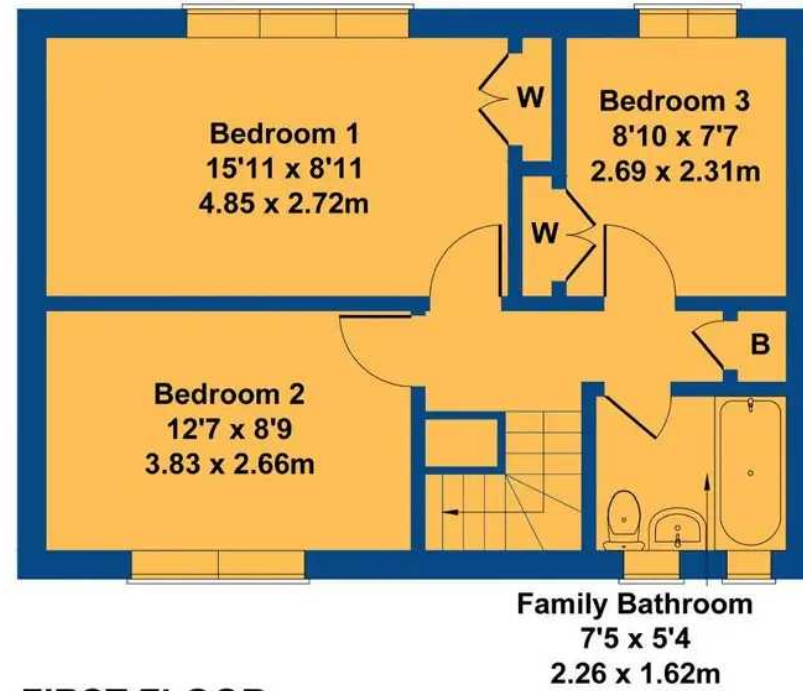


# 12 Eagle Road

Approximate Gross Internal Area  
1227 sq ft - 114 sq m



**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2023  
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