

2 The Green The Square, St. Athan
Offers in Region of **£220,000**



2 The Green The Square

St. Athan, Barry

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- PERIOD COTTAGE.
- 3 BEDS. PERIOD FEATURES.
- 2 BATH/SHOWER ROOMS.
- KITCHEN/BREAKFAST.
- GCH COMBI. PARKING.
- VILLAGE LOCATION.





Entrance Porch

Timber glazed front entrance door. Double glazed timber window to side. Quarry floor tiles. Glazed door to sitting room.

Sitting Room

20' 1" x 12' 11" (6.12m x 3.94m)

Double glazed timber window to front. Radiator. Solid wood parquet flooring. Stone spiral steps to first floor. Period timber beams throughout. Inglenook fireplace and period bread oven to side. Door to dining room.

Dining Room

17' 1" x 10' 2" (5.21m x 3.10m)

Double glazed timber window to front. Radiator. Solid wood parquet flooring. Stone spiral steps to first floor. Period timber beams throughout. Inglenook fireplace and period bread oven to side. Door to dining room.

Kitchen

13' 7" x 12' 2" (4.14m x 3.71m)

Double glazed window to rear. Ceramic floor tiles. Fully fitted replacement kitchen comprising eye level units, base units with drawers and work surfaces over. Partially tiled walls. Space for domestic appliances. Electric 5 hob Beko cooker with hood. Timber glazed ranch style door to side courtyard. Door to bathroom. Dishwasher. Ceramic sink with mixer tap.

Bathroom

13' 5" x 7' 3" (4.09m x 2.21m)

Double glazed timber window to front. Pedestal wash hand-basin. Low level WC. Ceramic floor tiles. Panelled bath. Radiator. Built-in cupboards. Door to storage area.

Landing

Steps leading up to door to bedrooms one and two and also to bedroom three and shower room. Double glazed timber window to rear.

Bedroom 2

10' 9" x 13' 11" (3.28m x 4.24m)

Double glazed window to front. Built-in cupboard.





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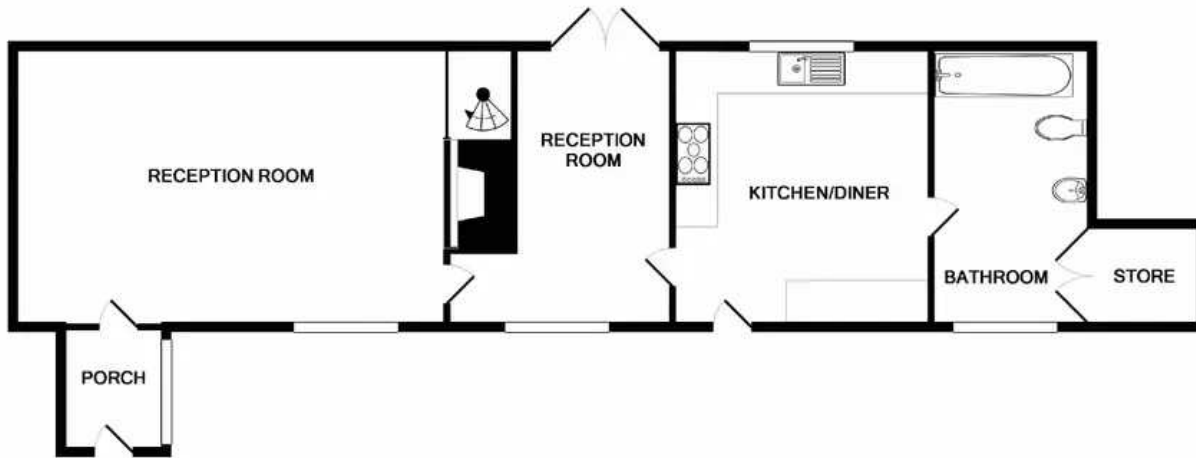


GARDEN

Front: An enclosed southerly mature garden with shrubs etc. Gate to side courtyard. Allocated parking space to the front of the property. Rear: An enclosed southerly mature garden with shrubs etc. Gate to side courtyard. Allocated parking space to the front of the property. Side Courtyard: An enclosed paved garden.







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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