







## 29 Scott Close

St. Athan, Barry

This end of terraced family home with NO FORWARD CHAIN and GARAGE is located on the this popular development of St Athan, Vale of Glamorgan, within easy reach of local shops, schools and the Heritage Coastline. The property briefly comprises entrance porch, utility/store room, entrance hallway, sitting room, cloakroom/WC, kitchen and dining room to the ground floor. To the first floor are three bedrooms and a family bathroom. Outside there is a garden to the rear and a garage nearby. The property enjoys gas central heating with a combination boiler, and UPVC double glazed windows with French doors to the rear. The property attracts an annual/monthly service charge (circa £41/month). This charge is used for the upkeep, maintenance and management of the estate. The property is in need of some updating, and makes an ideal first time buy or an investment property. We believe the construction type of be of Wimpey No Fines. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- END OF TERRACED HOME.
- 3 BEDROOMS.
- CLOAKROOM/WC.
- GCH COMBI. UPVC.
- GARAGE. NO CHAIN.
- IDEAL FIRST TIME BUY.







#### **Entrance Porch**

With a UPVC door to the hallway. Door to storage room.

#### **Entrance Hallway**

With a staircase to the first floor. Radiator. Under stair storage.

#### **Sitting Room**

15' 3" x 11' 10" (4.65m x 3.61m)

With a double glazed window overlooking the rear garden. Double radiator.

#### **Cloakroom/WC**

With a frosted double glazed window to the front aspect. Low level WC, wash handbasin with splashback. Radiator.

#### **Kitchen**

9' 4" x 9' 3" (2.84m x 2.82m)

With a double glazed window looking out on to the front of the property with storage cupboard to the side of the window. A range of wall and base units with an inset gas hob, oven and extractor fan. Tiled splashbacks and tiled floor. Space for a washing machine. Open access to the dining room. Stainless steel sink.

#### **Dining Room**

9' 6" x 7' 7" (2.90m x 2.31m)

With double glazed French doors leading out on to the rear garden. Radiator.





### **Landing**

With access to all first floor rooms. Radiator. Access to the loft. With a double glazed window overlooking the front of the property. Airing cupboard with wall mounted combination boiler.

### **Bedroom 1**

11' 7" x 11' 3" (3.53m x 3.43m)

With a double glazed window overlooking the rear of the property. Radiator and fitted double cupboard.

### **Bedroom 2**

10' 11" x 9' 8" (3.33m x 2.95m)

With a double glazed window overlooking the rear of the property. Radiator. Fitted double cupboard.

### **Bedroom 3**

7' 7" x 7' 2" (2.31m x 2.18m)

With a double glazed window overlooking the front of the property. Radiator. Storage cupboard.

### **Bathroom**

6' 10" x 5' 8" (2.08m x 1.73m)

With a frosted double glazed window to the side elevation of the property. Radiator. A 3 piece suite incorporating a pedestal wash handbasin, low level WC, panelled bath with shower over the bath and tiled splashbacks.







## GARDEN

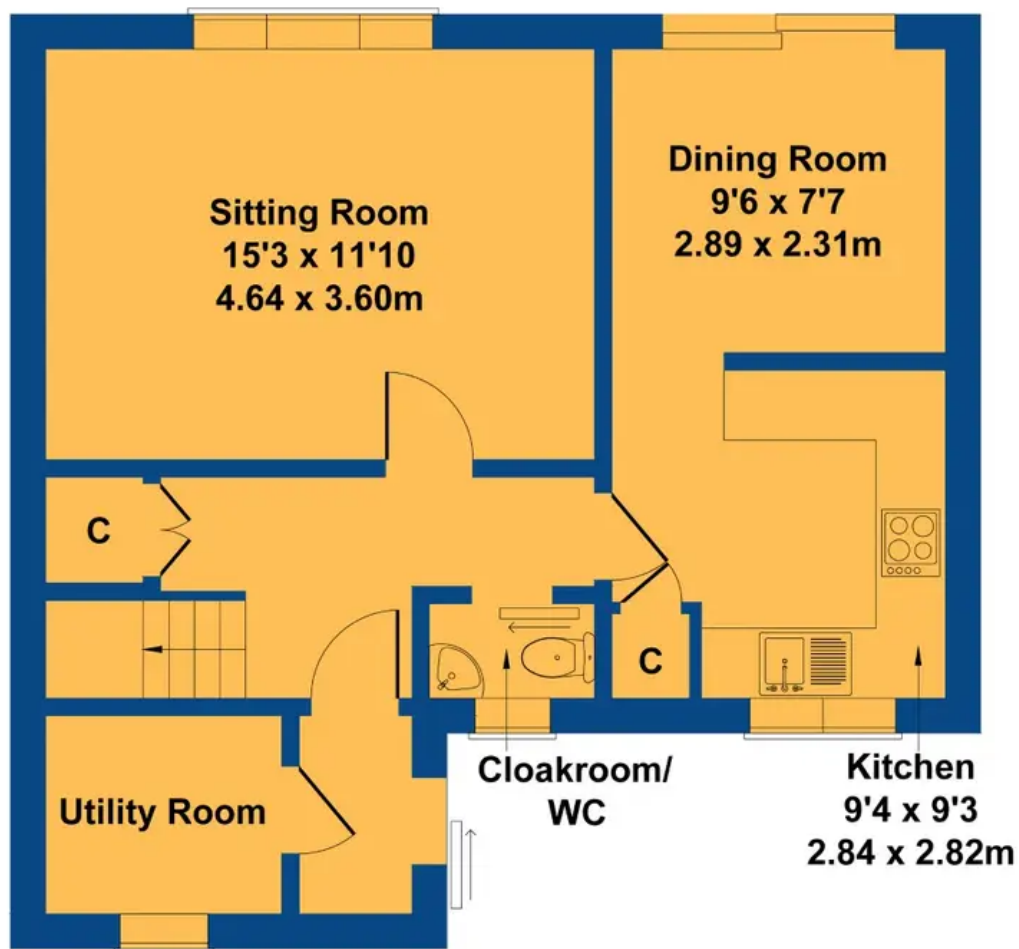
The rear garden is enclosed and laid to lawn. Storage shed. Gate to rear. There is a garage allocated to this property nearby.



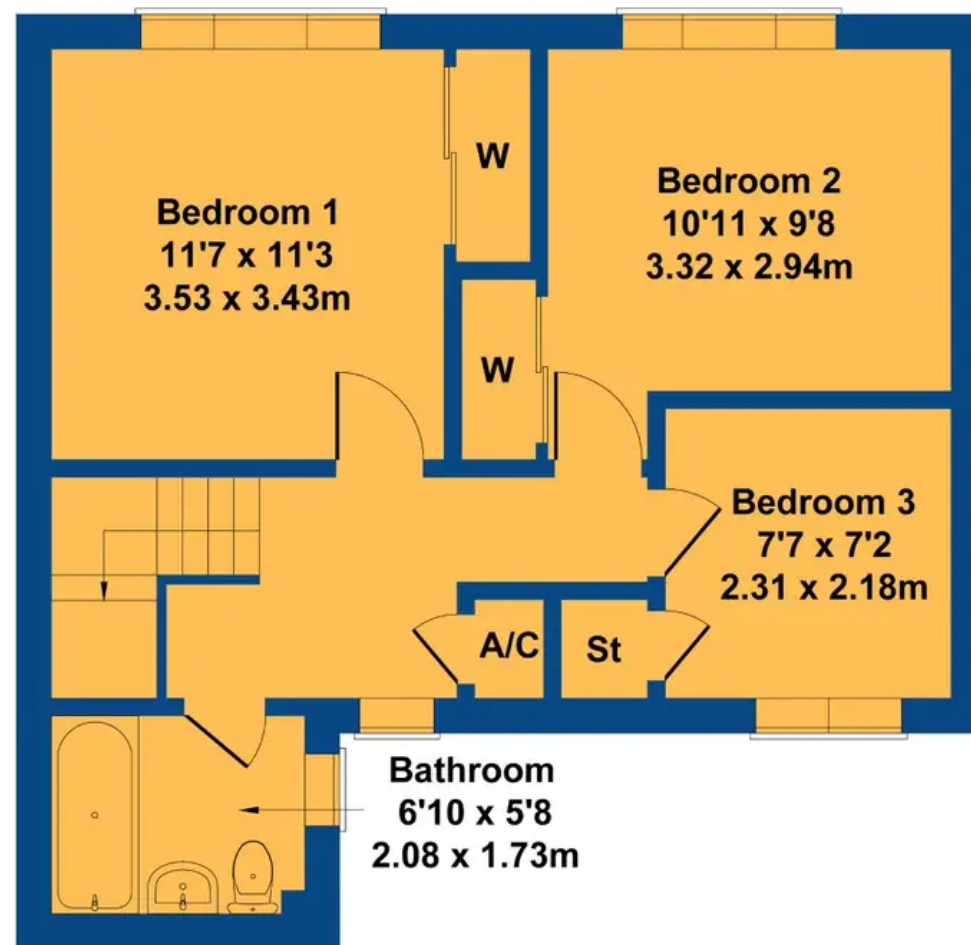


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Approximate Gross Internal Area  
1033 sq ft - 96 sq m



**GROUND FLOOR**



**FIRST FLOOR**

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





## Chris Davies Estate Agents

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