





Chris Davies
Sales and Lettings
chris-davies.co.uk
Llanelli Major
01446 792020 **FOR SALE**

 **Chris Davies**
residential sales & lettings

52 Pantycelyn Place, St. Athan
£189,950



52 Pantycelyn Place

St. Athan, Barry

DECEPTIVELY LARGE ACCOMMODATION. Excellent family living space with this mid terraced traditional home with impressive driveway and NO FORWARD CHAIN, which is located in a popular and mature location of St Athan village, walking distance to shops, amenities and schools. Briefly the property comprises entrance hallway, sitting room, KITCHEN/DINER and Cloakroom/WC to the ground floor. To the first floor are THREE DOUBLE BEDROOMS and bathroom. Outside to the front there is a lawned garden with driveway off road parking, and to the rear there is a level enclosed garden. 52 Pantycelyn Place enjoys solid wood bespoke windows (originally installed by a local craftsman), fully rewired in 2016, Sky cabling, and gas central heating with a 2016 WORCESTER COMBINATION BOILER. The property offers spacious living suitable for first time buyers, the retired and families alike. Viewings are highly recommended. Council Tax band: C Tenure: Freehold EPC Energy Efficiency Rating: D EPC Environmental Impact Rating: E



- MID TERRACED HOME.
- 3 DOUBLE BEDROOMS.
- DRIVEWAY. CLOAKS/WC.
- NO FORWARD CHAIN. EPC D60.



GROUND FLOOR.

Entrance Hallway

Front entrance door. Doors to sitting room and kitchen/diner. Stairs to first floor.

Windows to front and rear. Radiators.

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

Windows to front and rear. Radiators.

Kitchen/Diner

15' 4" x 13' 10" (4.67m x 4.22m)

Windows to front and rear. Fully fitted kitchen comprising eye level and base units with work surfaces over. Inset stainless steel sink and mixer tap. Space for white goods. Tile effect vinyl floor covering to kitchen area. Space for table and chairs. Radiator. Space for gas/electric cooker with hood. Partially tiled walls. Door to rear hallway.

Rear Hallway

Space for white goods. Opaque glazed door to rear. Door to cloakroom/WC. Continuity of tile effect floor covering.

Cloakroom/WC

Opaque window to rear. Radiator. Low level WC. Continuity of tile effect floor covering.



FIRST FLOOR.

Landing

Radiator. Window to rear. Doors to bedrooms and bathroom.

Bedroom 1

13' 3" x 8' 3" (4.04m x 2.51m)

Window to rear. Radiator. Loft access.





Bedroom 2

16' 5" x 12' 7" (5.00m x 3.84m)

L shaped bedroom with window to front. Radiator.

Bedroom 3

10' 3" x 13' 10" (3.12m x 4.22m)

Window to front. Over stairs cupboard. Radiator. Airing cupboard containing Worcester combination boiler (2016) providing the central heating and hot water.

Bathroom

7' 3" x 4' 8" (2.21m x 1.42m)

Opaque window to rear. Radiator. Low level WC. Panelled bath with mixer shower over. Partially tiled walls and pedestal wash hand basin.

OUTSIDE.

Front

44' 0" x 28' 0" (13.41m x 8.53m)

Driveway providing off road parking. Well maintained garden laid mainly to lawn with mature shrubs.

Southerly garden. Shared pedestrian access to side rear garden.

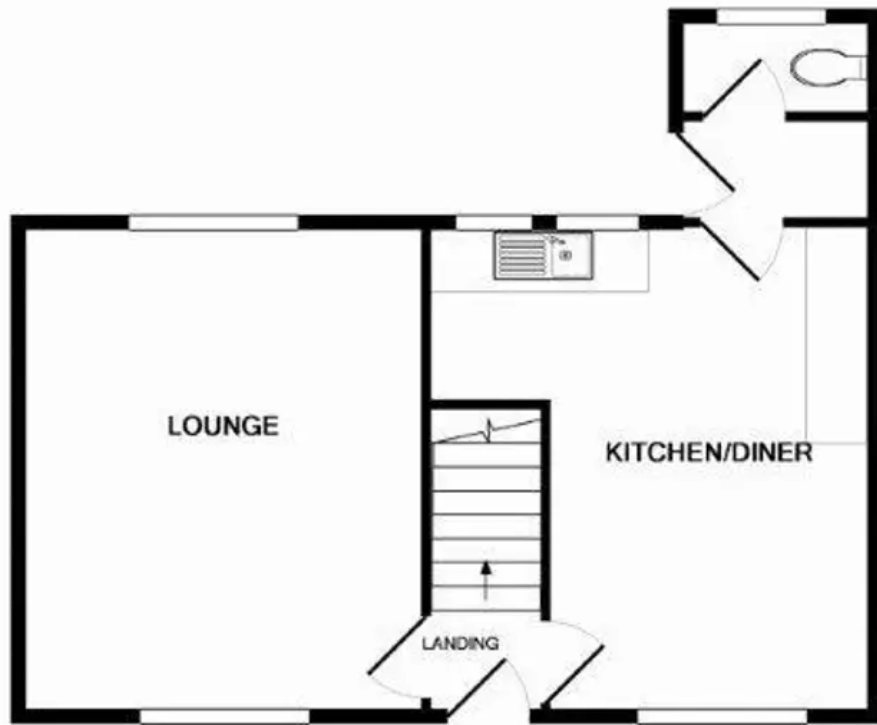
Rear Garden

34' 0" x 30' 0" (10.36m x 9.14m)

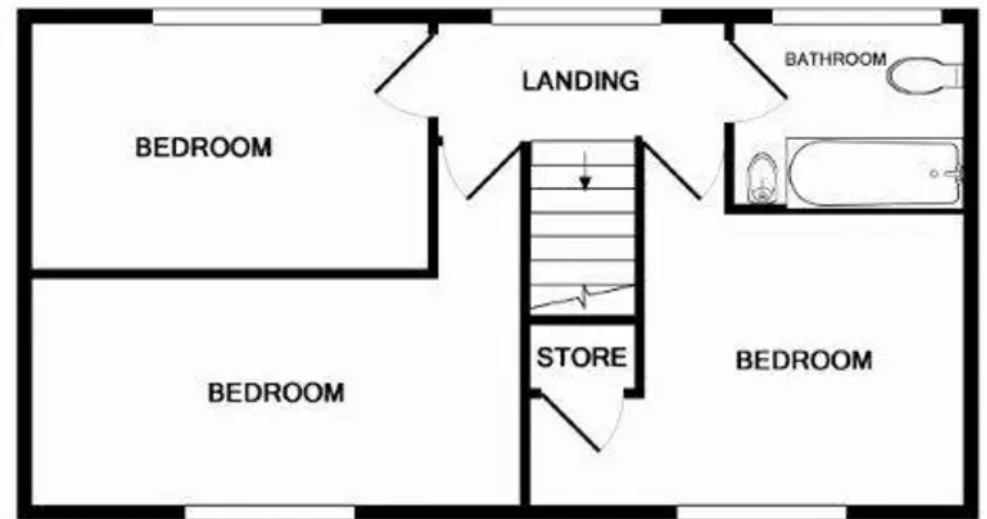
Pedestrian timber gate to side. Timber shed. Low maintenance paved area providing space for table and chairs and barbecue's etc. Laid partly to lawn. Well maintained and enclosed.







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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