

5 Berkrolles Avenue, St. Athan  
£235,000



## 5 Berkrolles Avenue

St. Athan, Barry

This semi detached traditional build family home, lies in a popular and mature location of St Athan village, Vale of Glamorgan, close to shops, amenities, schools and within easy reach of the Heritage Coastline. Briefly the property comprises entrance hallway, sitting room, dining room, kitchen and cloakroom/WC to the ground floor. To the first floor there are three bedrooms and a shower room. Outside to the front there is a garden with double driveway and GARAGE providing off road parking, and to the rear is an enclosed level garden. 5 Berkrolles Avenue enjoys UPVC windows and doors and gas central heating with a combination boiler and NO FORWARD CHAIN. The property would be suitable for both first time buyers and families

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- SEMI DETACHED HOME.
- 3 BEDS. 2 RECPS.
- GARAGE. DRIVEWAY.
- IDEAL FIRST TIME BUY.
- UPVC. GCH. EPC D64.





## GROUND FLOOR

### Entrance Hallway

UPVC front entrance door. Radiator. Stairs to first floor. Door to dining room, sitting room, kitchen and cloakroom/WC.

### Dining Room

11' 6" x 9' 6" (3.51m x 2.90m)

UPVC window to front. Radiator. Fireplace.

### Sitting Room

14' 9" x 12' 0" (4.50m x 3.66m)

UPVC window to rear. Radiator. Log burner (2022).

### Kitchen

8' 3" x 13' 0" (2.51m x 3.96m)

UPVC windows to side and rear. UPVC opaque glazed door to rear. Vinyl floor covering. Electric cooker. One and a half bowl stainless steel sink with mixer tap. Space for white goods. Vertical radiator.

## FIRST FLOOR

### Landing

UPVC window to side. Doors to bedrooms and shower room. Linen cupboard. Loft access.

### Bedroom 1

10' 0" x 14' 8" (3.05m x 4.47m)

UPVC window to rear. Radiator. Airing cupboard containing the wall mounted Worcester combination boiler providing the central heating and hot water (serviced annually).

### Bedroom 2

11' 4" x 11' 6" (3.45m x 3.51m)

UPVC window to front. Radiator.



### Bedroom 3

8' 5" x 9' 11" (2.57m x 3.02m)

UPVC window to rear. Radiator.

### Shower Room

5' 4" x 6' 3" (1.63m x 1.91m)

UPVC opaque window to front. Pedestal wash hand basin. Shower enclosure with electric mixer shower. Low level WC. Vertical radiator. Ceramic wall tiles.



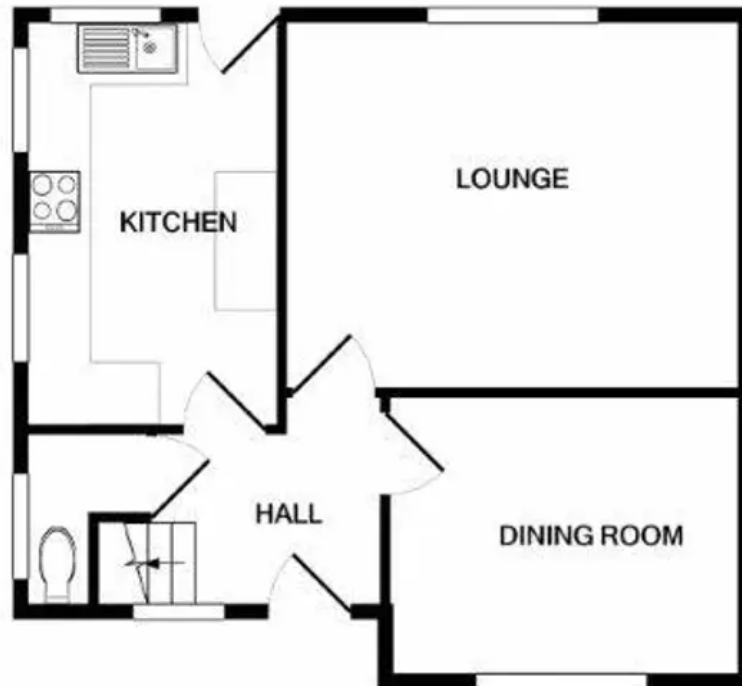
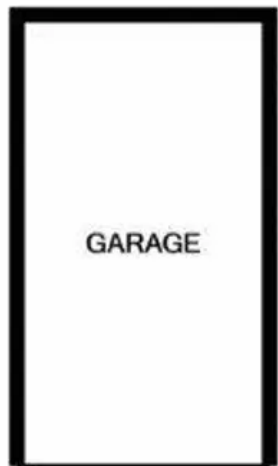


## GARDEN

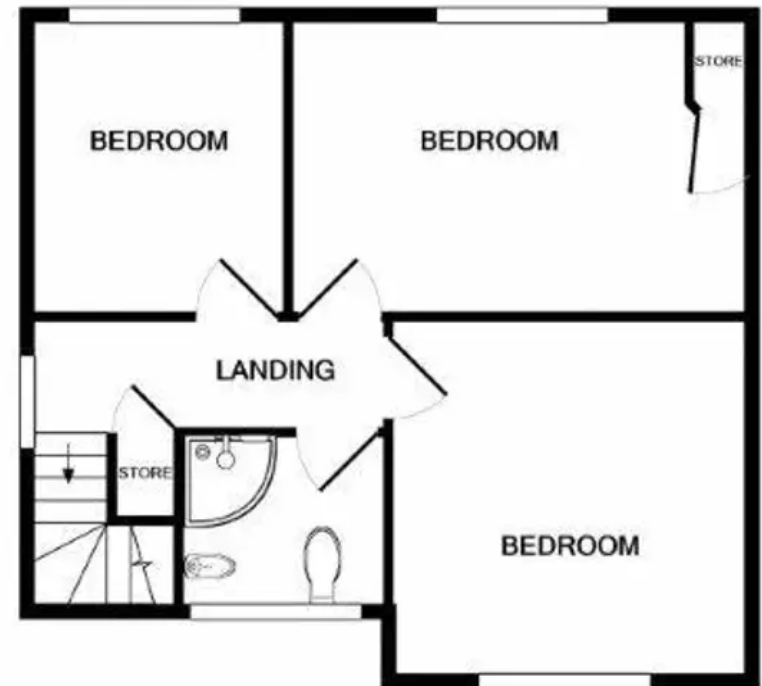
Rear Garden: Enclosed. Laid to lawn. Shed. Front Garden: Enclosed laid to lawn with double driveway, and garage with 2022 double doors.







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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## Chris Davies Estate Agents

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

01446 792020

[llantwitmajor@chris-davies.co.uk](mailto:llantwitmajor@chris-davies.co.uk)

[www.chris-davies.co.uk/](http://www.chris-davies.co.uk/)

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