







## 47 Scott Close

St. Athan, Barry

A spacious well proportioned family house in a popular location of St Athan, Vale of Glamorgan, in need of refurbishment. The property comprises entrance hallway, sitting room, kitchen, dining room, cloakroom/WC, 3 first floor bedrooms and a family bathroom. Outside to the front is a handy boiler room, and sunny garden to the rear. The property benefits from UPVC windows, an allocated parking space nearby, and gas central heating. A great investment opportunity. The property attracts a monthly service charge (circa £41p/m). This charge is used for the upkeep, maintenance and management of the estate. NO FORWARD CHAIN. 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: E

- END OF TERRACED.
- 3 BEDROOMS.
- 2 RECEPTION ROOMS.
- NO FORWARD CHAIN.
- SUNNY REAR GARDEN.
- UPVC. GCH. EPC D56.





Panelled bath with electric shower over. UPVC window to front. Radiator. Ceramic wall tiles. Pedestal wash hand basin. Low level WC.





## GARDEN

Rear garden - enclosed and laid to lawn. Gate to rear.  
Front - boiler room.

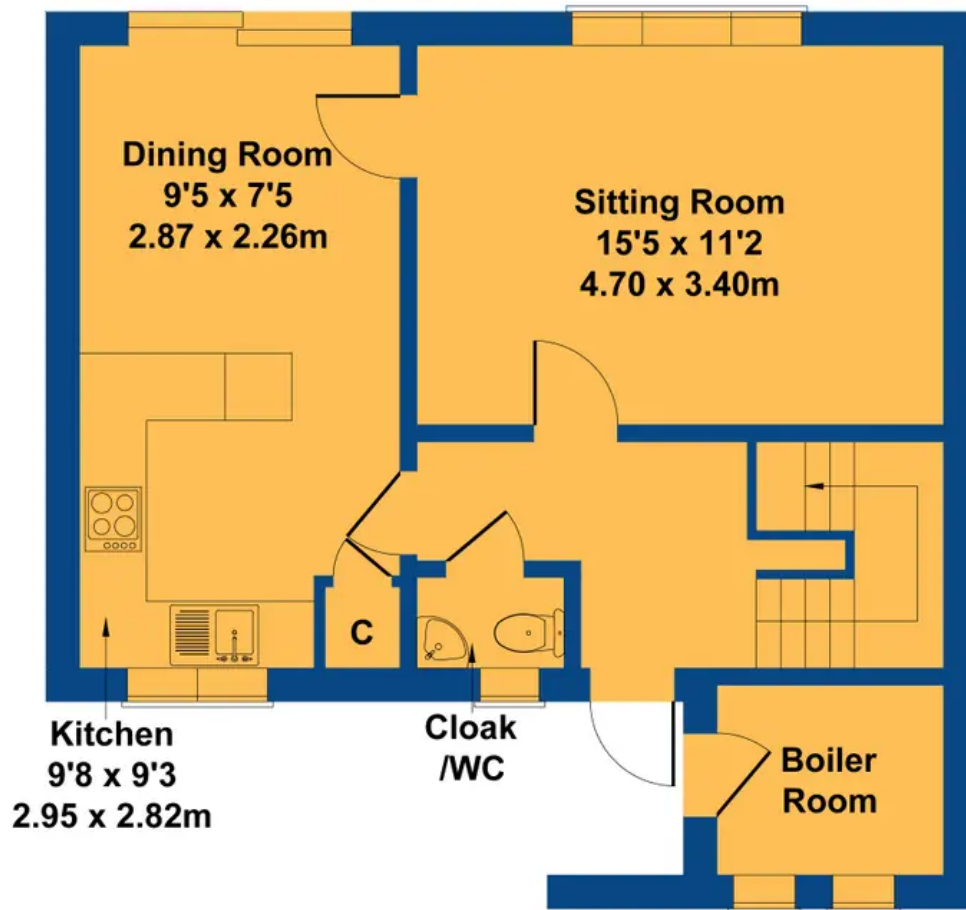




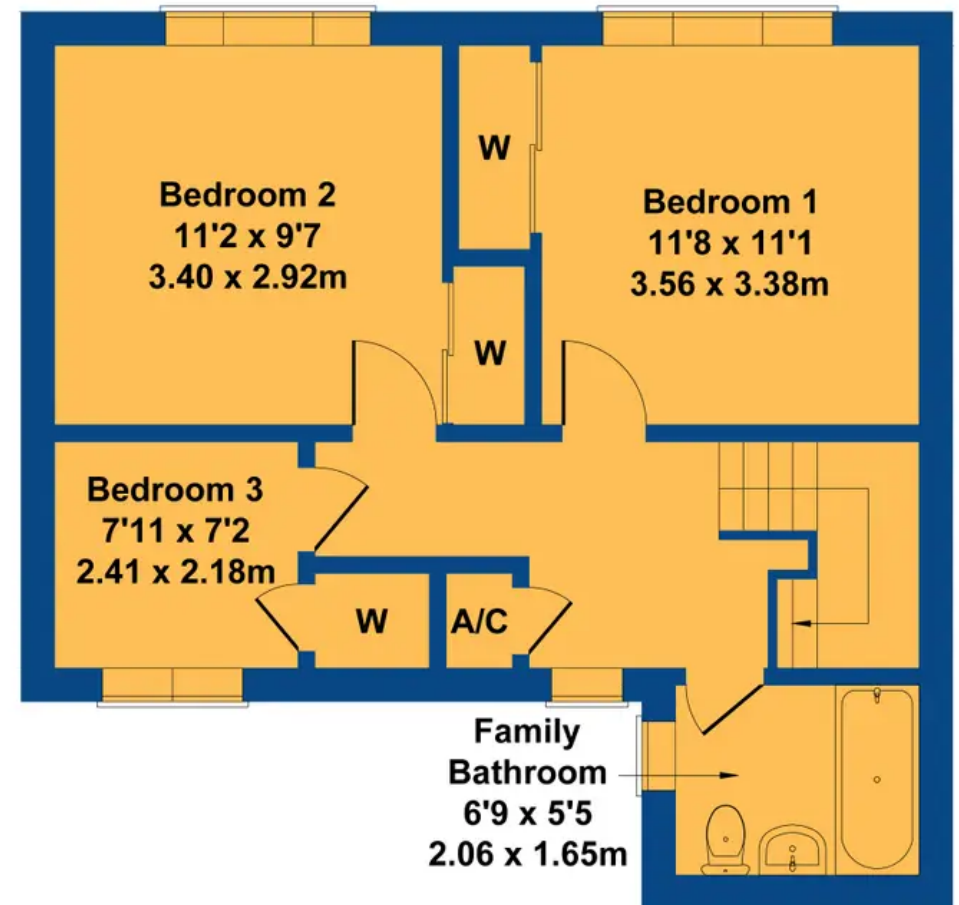


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Approximate Gross Internal Area  
1012 sq ft - 94 sq m



**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2023  
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