





21 Cedar Road

St. Athan, Barry

This semi detached family property is located on the edge of a rural aspect of St Athan, Vale of Glamorgan. Briefly the property comprises entrance hallway, fitted kitchen/breakfast room, sitting room with LOG BURNER, and conservatory to the ground floor. To the first floor are two double bedrooms and family bathroom. Outside there are is a garden to the front with a driveway and parking space providing off road parking for THREE CARS, and an enclosed garden to the rear. The property enjoys UPVC double glazed windows and doors and gas central heating with a combination boiler. This is a well proportioned home and internal viewing is essential in order to appreciate the available space and countryside aspect. The property attracts an annual/monthly service charge. This charge is used for the upkeep, maintenance and management of the estate. NO FORWARD CHAIN. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- SEMI DETACHED HOME.
- 2 BEDS. CONSERVATORY.
- LOG BURNER. GCH COMBI.
- 3 PARKING SPACES.
- COUNTRYSIDE VIEWS.
- 2016 KITCHEN/DINER. EPC D63.





GROUND FLOOR.

Entrance Hallway.

Opaque glazed front entrance door with entrance canopy. Stairs to first floor. Radiator. Oak wood flooring. Under stairs cupboard. Glazed door to kitchen/diner.

Kitchen/Diner.

Dimensions: 21' 5" x 8' 1" (6.52m x 2.46m). UPVC window to front. UPVC glazed door to side. Radiator. Glazed door to conservatory. Partially tiled walls. 2016 replacement kitchen with solid wood worktops. Oak wood flooring continuity from hallway. Inset gas hob with oven and hood. Inset dishwasher. Breakfast bar. Wall mounted combination boiler providing the central heating and hot water.

Sitting Room.

Dimensions: 14' 2" x 12' 2" (4.31m x 3.71m). UPVC window to rear. Radiator. Log burner with slate hearth.

Conservatory.

Dimensions: 12' 5" x 11' 3" (3.78m x 3.43m). Ceramic floor tiles. Radiator. UPVC front doors to rear. Space for dining room table and chairs.



FIRST FLOOR.

Landing.

Loft access. UPVC window to front. Built-in wardrobes. Linen cupboard. Doors to bedrooms and bathroom.

Bedroom One.

Dimensions: 10' 8" x 12' 8" (3.25m x 3.86m). UPVC window to rear. Radiator. Built-in cupboard.

Bedroom Two.

Dimensions: 12' 10" x 8' 2" (3.91m x 2.49m). UPVC window to front. Radiator. Built-in wardrobe.

Family Bathroom.

Dimensions: 8' 1" x 8' 1" (2.46m x 2.46m). UPVC opaque window to front and side. Low level WC. Pedestal wash hand basin. Panelled bath with mixer shower over.



Family Bathroom.

Dimensions: 8' 1" x 8' 1" (2.46m x 2.46m). UPVC opaque window to front and side. Low level WC. Pedestal wash hand basin. Panelled bath with mixer shower over. Partially tiled walls. Ceramic floor tiles. Down lighting.

OUTSIDE.

Front Garden.

Dimensions: 21' 0" deep x 20' 0" wide (6.40m deep x 6.09m wide).. An open plan laid garden laid mainly to lawn. Border with shrubs. Additional parking space for one car.

Driveway.

Dimensions: 21' 0" deep x 19' 0" wide (6.40m deep x 5.79m wide).. Timber gate to rear. Parking for two cars.

Rear Garden.

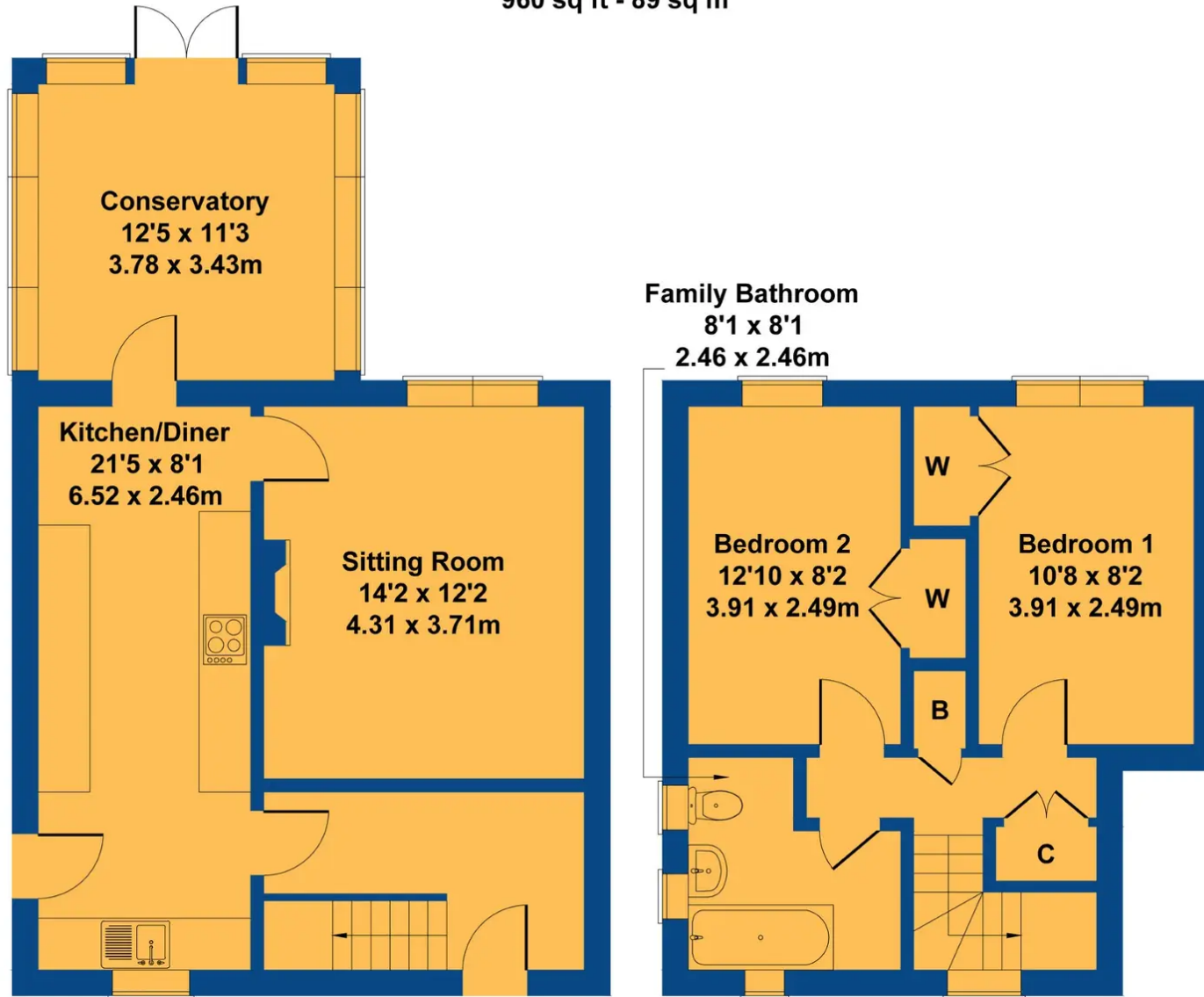
Dimensions: 55' 0" deep (max) x 37' 0" wide (16.75m deep (max) x 11.27m wide).. Enclosed garden laid mainly to lawn. Paved area providing space for table and chairs. Store.





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Approximate Gross Internal Area
960 sq ft - 89 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
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