





## 13 Eagle Road

St. Athan, Barry

SUPERB PRESENTATION with this terraced property in a well respected sought after location of St Athan, a short distance from from Llantwit Majors shops and amenities. Briefly the property comprises entrance hall, sitting/dining room, kitchen/breakfast room, THREE DOUBLE BEDROOMS and stunning shower room. Outside to the front is a well presented garden with a DRIVEWAY, whilst the rear is an enclosed SOUTHERLY garden with a large DECKING AREA for table and chairs and BBQs etc, together with a SUMMER HOUSE. The property enjoys UPVC windows and doors, UPVC fascia boards and soffits to front and rear, gas central heating with a VAILLANT COMBINATION BOILER, MULTI FUEL BURNER to the sitting/dining room, replacement internal doors, and easy loft access. Daytime viewings recommended to fully appreciate the position and presentation. Please note there is a monthly/yearly service charge with this property. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- SUPERB TERRACED HOME.
- 3 BEDS. MULTI FUEL BURNER.
- KITCHEN/BREAKFAST ROOM.
- WELL MAINTAINED REAR GARDEN.
- GCH COMBI. UPVC. DRIVEWAY.
- DRIVEWAY.



## GROUND FLOOR.

### Entrance Hall

UPVC glazed entrance door with UPVC opaque side panels. Wood effect flooring. Radiator. Stairs to first floor. Glazed door to sitting/dining room.

### Sitting/Dining Room

17' 7" x 13' 2" (5.36m x 4.01m)

UPVC French doors to rear. Multi fuel (coal or wood) burning stove with fireplace surround and stone hearth. Under stairs storage cupboard. Continuity of wood effect flooring from entrance hall. Radiator. Space for dining room table and chairs. Glazed door to kitchen.

### Kitchen/Breakfast Room

17' 7" x 7' 4" (5.36m x 2.24m)

UPVC window to front and rear. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Inset sink with mixer tap. Freestanding 5 burner gas cooker with hood - available by separate negotiation. White goods available by separate negotiation. Integrated dish washer. Partially tiled walls. Radiator. Wood effect flooring. Space for breakfast table and chairs. UPVC glazed stable door to rear.



## FIRST FLOOR

### Landing

Loft access - loft is insulated and partially boarded with lighting. Airing cupboard - wall mounted Vaillant combination boiler providing the central heating and hot water. Doors to bedrooms and shower room.

### Master Bedroom

15' 8" x 8' 9" (4.78m x 2.67m)

UPVC window to rear. Radiator. Built in wardrobe.

### Bedroom Two

12' 5" x 8' 9" (3.78m x 2.67m)

UPVC window to front. Radiator. Built in wardrobe.



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12' 5" x 8' 9" (3.78m x 2.67m)

UPVC window to front. Radiator. Built in wardrobe.

### Bedroom Three

8' 9" x 7' 5" (2.67m x 2.26m)

UPVC window to rear. Radiator. Built in wardrobe.

### Shower Room

UPVC opaque windows to front. Replacement suite comprising; wash hand basin, vertical radiator, vinyl floor covering, low level WC, and shower enclosure with mixer shower.





## GARDEN

Front - A low maintenance garden with driveway for 1 car. Paving stones leading to front door with entrance porch. Lighting. Storage.

## GARDEN

67' 12" x 25' 12" (20.73m x 7.92m)

Rear Garden - An enclosed low maintenance garden. Private. Decking. A separate area to the rear for storage etc. Access to rear open green space. Summerhouse.







## Chris Davies Estate Agents

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