

28 Blackbird Road, St. Athan

Guide Price £195,000



## 28 Blackbird Road

St. Athan, Barry

An IDEAL FIRST TIME BUY with this SEMI DETACHED TRADITIONAL HOME, located in a popular semi rural position of 'West Camp' St Athan village, Vale of Glamorgan, within easy reach of local schools, shops, amenities and the Heritage Coastline and beaches. Briefly the property comprises entrance hallway, sitting room, and kitchen/diner to the ground floor. To the first floor there are three bedrooms, and family bathroom with separate W/C. Outside there is parking for TWO CARS, and an enclosed rear garden. The property enjoys uPVC double glazed windows and doors, and gas central heating. 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: D

- SEMI DETACHED HOME.
- TWO PARKING SPACES.
- UPVC. GCH.
- NO FORWARD CHAIN.,
- 3 BEDROOMS.
- 2 RECEPTION ROOMS.



## GROUND FLOOR

### Entrance Hallway

Front entrance door. Doors to kitchen/diner and sitting room. UPVC window. under stairs cupboard. Stairs to first floor. Radiator.

### Sitting Room

14' 1" x 12' 1" (4.29m x 3.68m)

Door to kitchen/diner. UPVC window to front. Radiator.

### Kitchen/Diner

20' 10" x 9' 5" (6.35m x 2.87m)

UPVC glazed door and UPVC windows to rear. Radiator. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Inset stainless steel sink with mixer tap. Space for white goods. Electric cooker. Gas point.

## FIRST FLOOR

### Landing

Door to bedrooms, WC and bathroom. Airing cupboard with wall mounted Worcester combination boiler providing the central heating and hot water.

### Family Bathroom

5' 7" x 6' 3" (1.70m x 1.91m)

UPVC opaque window to rear. Wash hand basin. Panelled bath with electric mixer shower over. Radiator. **WC** Low level WC. UPVC opaque window to rear.

### Bedroom 1 12' 2" x 9' 6" (3.71m x 2.90m)

UPVC window to rear. Radiator. Wardrobe.

### Bedroom 2 12' 11" x 12' 4" (3.94m x 3.76m)

UPVC window to front. Radiator. Wardrobe.

### Bedroom 3 9' 7" x 8' 3" (2.92m x 2.51m)

UPVC window to front. Over stairs cupboard. Radiator.





## **GARDEN**

Front - open plan garden laid to lawn. Rear Garden - enclosed level and laid to lawn with store/shed. Side access.

## **ALLOCATED PARKING**

2 Parking Spaces

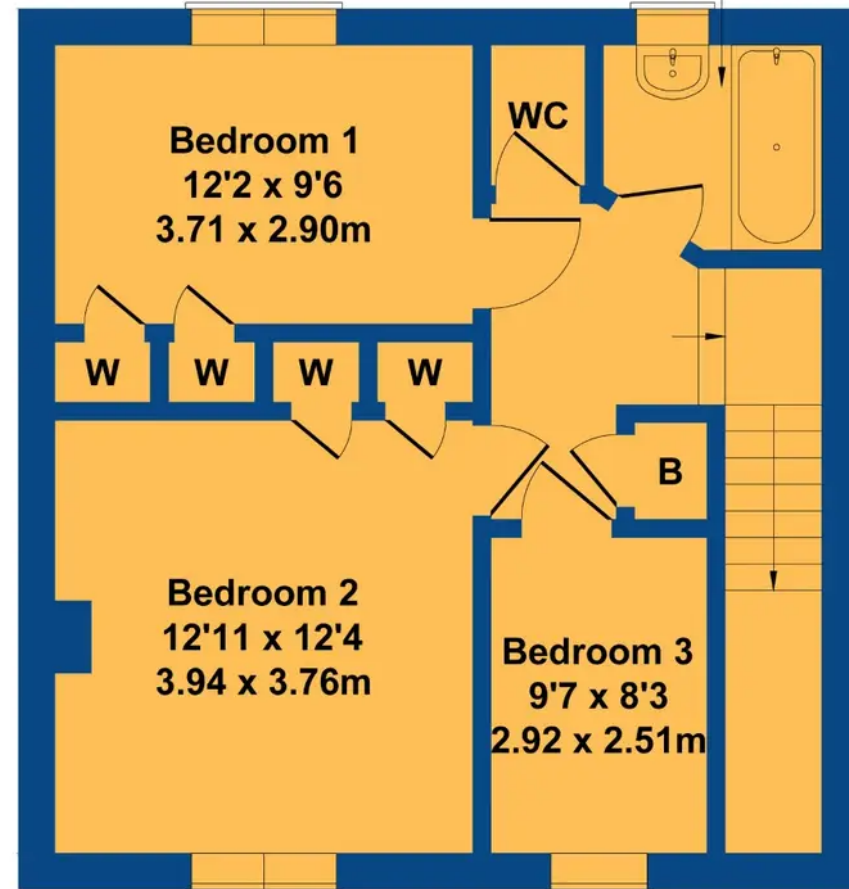
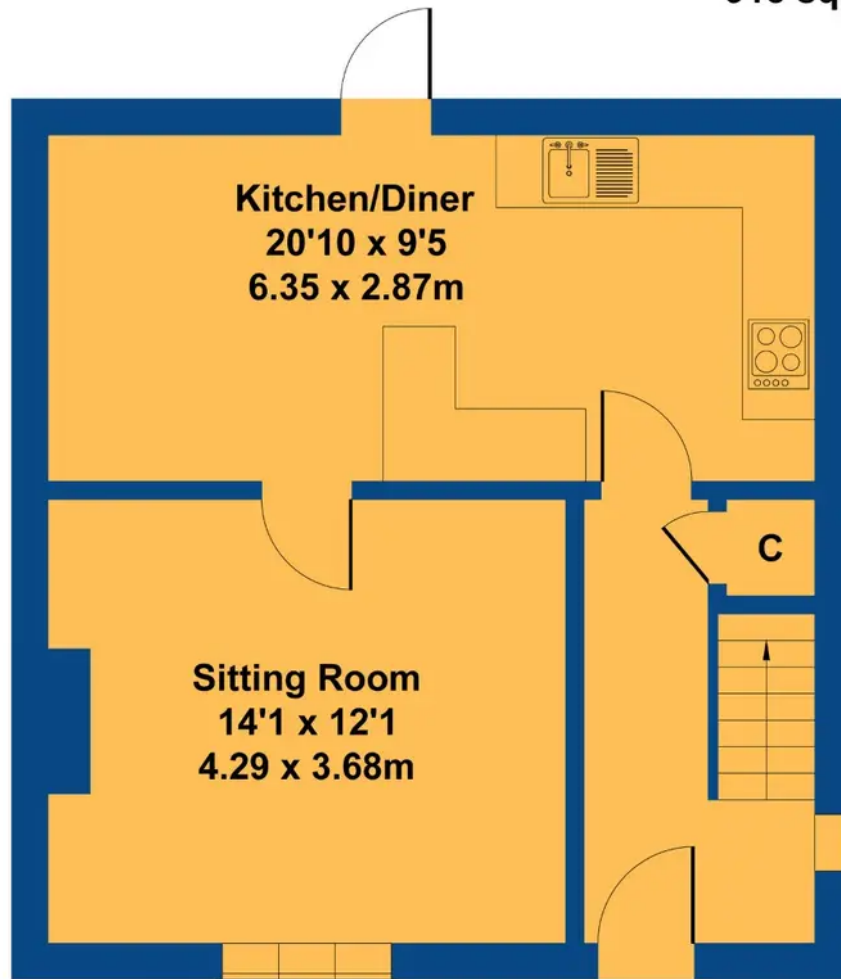
Off road parking for two cars. One is to the front of the house and the second is to the rear of the house. Title plan available from the agent.



# 28 Blackbird Road

Approximate Gross Internal Area  
915 sq ft - 85 sq m

Family Bathroom  
6'3 x 5'7  
1.91 x 1.70m



**GROUND FLOOR**

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2023  
**For Illustrative Purposes Only.**



## Chris Davies Estate Agents

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