







## 112 Lougher Place

St. Athan, Barry

NO FORWARD CHAIN with this mid terraced family home backing on to open green space, which lies in a popular and mature location of St Athan village, Vale of Glamorgan, close to shops, amenities, schools, park, community centre, countryside, and within easy reach of the Heritage Coastline. Briefly the property comprises entrance hallway, sitting room, dining room, kitchen, wet room and rear porch to the ground floor. To the first floor there are three bedrooms and a family bathroom. Outside to the front is a block paviour driveway and to the rear is a sunny impressive garden. 112 Lougher Place enjoys UPVC windows. Currently the property does not have gas central heating but gas is available from the road. The property is suitable for both first time buyers, families and investors. Viewings are highly recommended to fully appreciate the quiet location on the outskirts of the development and semi rural aspect.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- MID TERRACED HOME.
- EPC D55. NO FORWARD CHAIN.
- THREE BEDROOMS.
- IN NEED OF MODERNISING.
- TWO BATHROOMS.
- DRIVEWAY. GARDEN.





## GROUND FLOOR

### Entrance Hallway

Stairs to first floor. Door to sitting room.

### Sitting Room

11' 11" x 12' 3" (3.63m x 3.73m)

UPVC window to front. Opening to dining room.

### Dining Room

9' 4" x 8' 11" (2.84m x 2.72m)

Patio doors to rear (need replacing). Doorway to kitchen.

### Kitchen

8' 9" x 16' 8" (2.67m x 5.08m)

UPVC window to rear. Fitted kitchen. Inset one and a half bowl sink with mixer tap. Door to wet room and rear porch.

### Rear Porch

Door to rear.

### Wet Room

7' 5" x 8' 6" (2.26m x 2.59m)

UPVC window to rear. Low level WC. Wash hand basin. Mixer shower.



## FIRST FLOOR

### Landing

Door to bedroom and bathroom. Loft access.

### Bathroom

5' 5" x 8' 3" (1.65m x 2.51m)

Pedestal wash hand basin. Low level WC. Corner bath with electric mixer shower over. Ceramic wall and floor tiles.

### Bedroom 1

11' 8" x 9' 6" (3.56m x 2.90m)

UPVC window to rear.

### Bedroom 2

11' 6" x 11' 10" (3.51m x 3.61m)



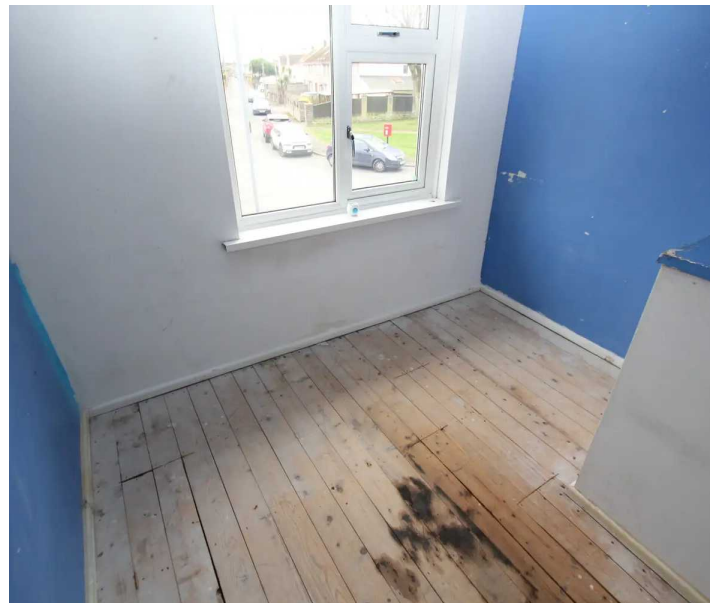


## **GARDEN**

Front - block paviour driveway for one car. Rear Garden - enclosed, level and laid to lawn with gate to rear back on to open playing field.

## **ON DRIVE**

1 Parking Space













## Chris Davies Estate Agents

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