





27 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 one car, 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: C

EPC Environmental Impact Rating: D

- EPC C69. SEMI DETACHED HOME.
- TWO PARKING SPACE.
- UPVC. GCH.
- NO FORWARD CHAIN.
- 3 BEDROOMS.
- KITCHEN/DINER.





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.

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

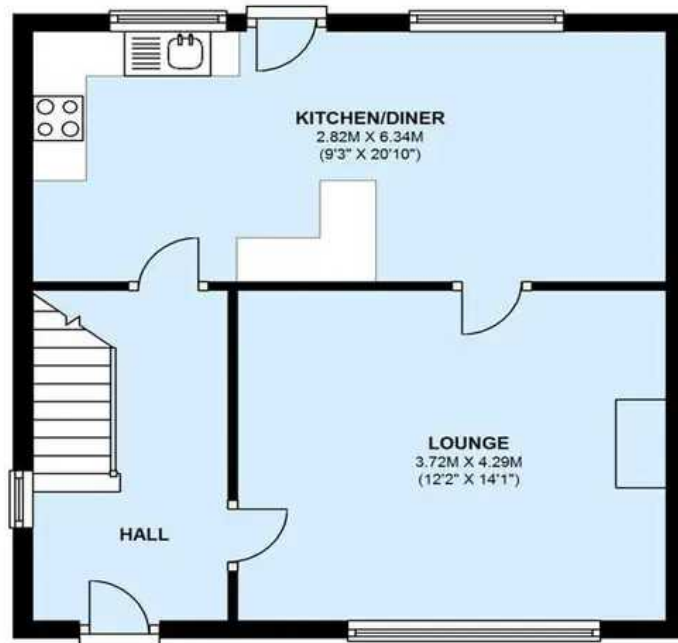
1 Parking Space

Off road parking a car to the rear. Title plan available from the agent.

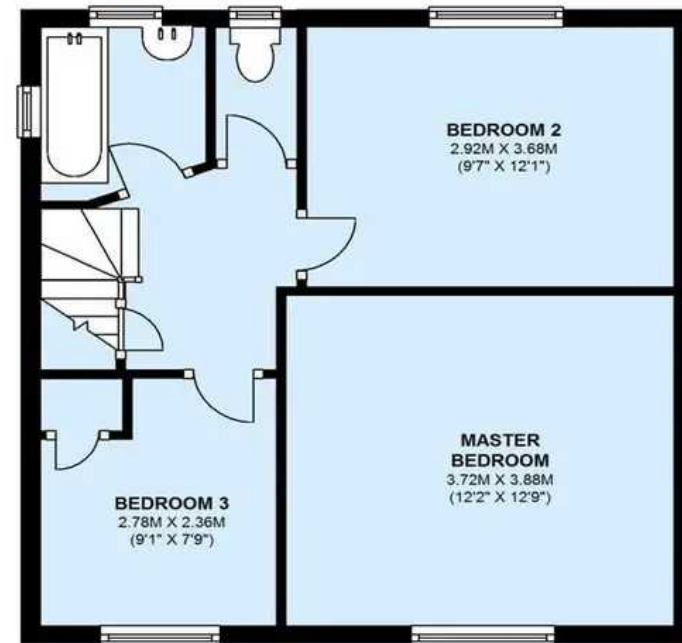


27 Blackbird Drive, St Athan, CF62 4NL

GROUND FLOOR
APPROX. 42.1 SQ. METRES (453.1 SQ. FEET)



FIRST FLOOR
APPROX. 42.8 SQ. METRES (460.8 SQ. FEET)



TOTAL AREA: APPROX. 82.2 SQ. METRES (884.5 SQ. FEET)

This plan is only for guidance and is not to scale.
Plan produced using The Mobile Agent.



Chris Davies Estate Agents

Chris Davies Estate Agent, Heritage House East Street - CF61 1XY

01446 792020

llantwitmajor@chris-davies.co.uk

www.chris-davies.co.uk/

HELPFUL INFORMATION whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.