







## 9 Livingstone Way

St. Athan, Barry

EXCELLENT PRESENTATION THROUGHOUT with this mid terrace family home, which has been modernised and improved by the current owner in 2024, located in this popular development of St Athan, Vale of Glamorgan, within easy reach of local shops, schools and the Heritage Coastline. The property briefly comprises to the ground floor; entrance porch, utility room, entrance hallway, sitting room, cloakroom/WC, kitchen/diner, and conservatory with French doors to the rear garden. To the first floor are three bedrooms and well appointed family bathroom. Outside there is an enclosed low maintenance garden to the front with a GARAGE nearby (with power and lighting for use as a workshop) and a level lawned garden with sunny aspect to the rear. 9 Livingstone Way enjoys gas central heating with a COMBINATION BOILER, and UPVC double glazed windows and doors. The property attracts a monthly service charge (circa £41p/m). This charge is used for the upkeep, maintenance and management of the estate. NO FORWARD CHAIN. Ideal first time buy. We believe the construction type of be of Wimpey No Fines.



Council Tax band: C Tenure: Freehold EPC Energy Efficiency Rating: D EPC Environmental Impact Rating: D



## 9 Livingstone Way

St. Athan, Barry

- EPC: D63. MID TERRACED HOME.
- NO FORWARD CHAIN.
- VERY WELL PRESENTED.
- UPVC. GCH COMBI.
- GARAGE. UTILITY.
- CLOAKROOM/WC.
- CONSERVATORY.
- KITCHEN/DINER.
- 3 BEDROOMS.







## GROUND FLOOR

### Entrance Porch

UPVC opaque glazed front entrance door. Ceramic floor tiles. Doors to utility room and entrance hallway.

### Utility Room

5' 6" x 7' 1" (1.68m x 2.16m)

UPVC window to front. Fitted base units with stainless steel sink and work surface. Ceramic floor tiles. Space for white goods.

### Entrance Hallway

Stairs to first floor. Under stairs cupboard. Door to cloakroom/WC, sitting room and kitchen/diner.

### Cloakroom/WC

Low level WC. Ceramic wash hand basin. Partially tiled walls. Ceramic floor tiles. UPVC opaque window to front.

### Sitting Room

15' 2" x 11' 0" (4.62m x 3.35m)

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

### Kitchen/Diner

9' 7" x 17' 1" (2.92m x 5.21m)

Fully fitted kitchen comprising eye level units base units with work surfaces over. Radiator. Ceramic floor tiles. Breakfast bar. Inset gas hob and oven with hood. Inset one and half bowl sink with mixer tap. Door to conservatory. Space for white goods.

### Conservatory

9' 9" x 10' 5" (2.97m x 3.18m)

UPVC French doors to rear. Ceramic floor tiles. Wall lighting.







## FIRST FLOOR

### Landing

Radiator. Airing cupboard with Baxi combination boiler providing the central heating and hot water. UPVC window to front. Down lighting. Doors to bedrooms and bathroom.

### Family Bathroom

5' 8" x 6' 10" (1.73m x 2.08m)

Panelled bath with mixer shower over. Wash hand basin with mixer tap. Low level WC. Ceramic wall tiles. Vertical radiator.

### Bedroom 1

11' 4" x 12' 9" (3.45m x 3.89m)

Radiator. Wood effect flooring. UPVC window to rear.

### Bedroom 2

12' 2" x 9' 8" (3.71m x 2.95m)

UPVC window to rear. Radiator. Wood effect flooring.

### Bedroom 3

7' 3" x 8' 1" (2.21m x 2.46m)

UPVC window to front. Radiator. Wood effect flooring. Cupboard.





### **GARDEN**

Front - low maintenance enclosed paved area.

### **GARDEN**

Rear Garden - enclosed southerly garden, laid to lawn. Shed and store. Gate to rear.

### **GARAGE**

Single Garage

Third from left of row of garages. Fitted with power and lighting to be used as a workshop.

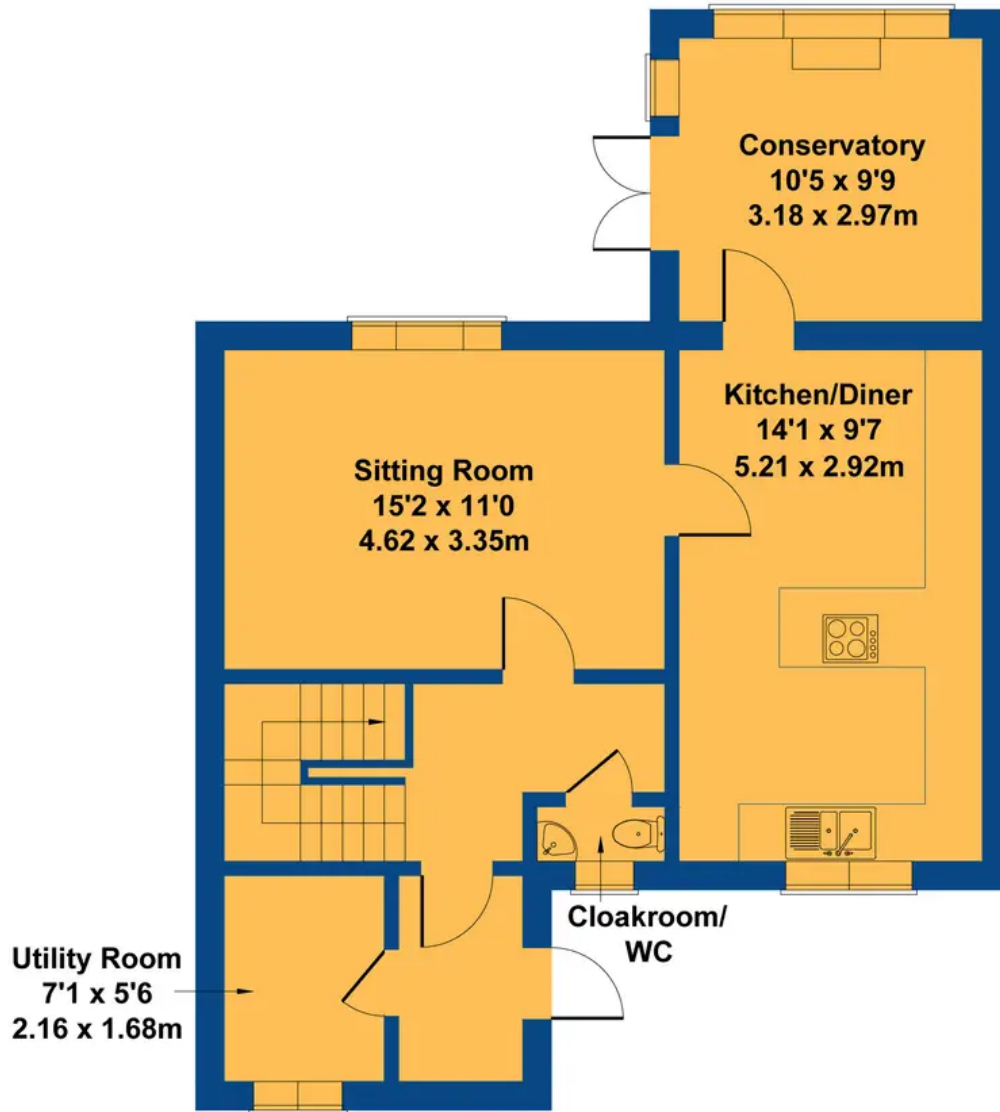




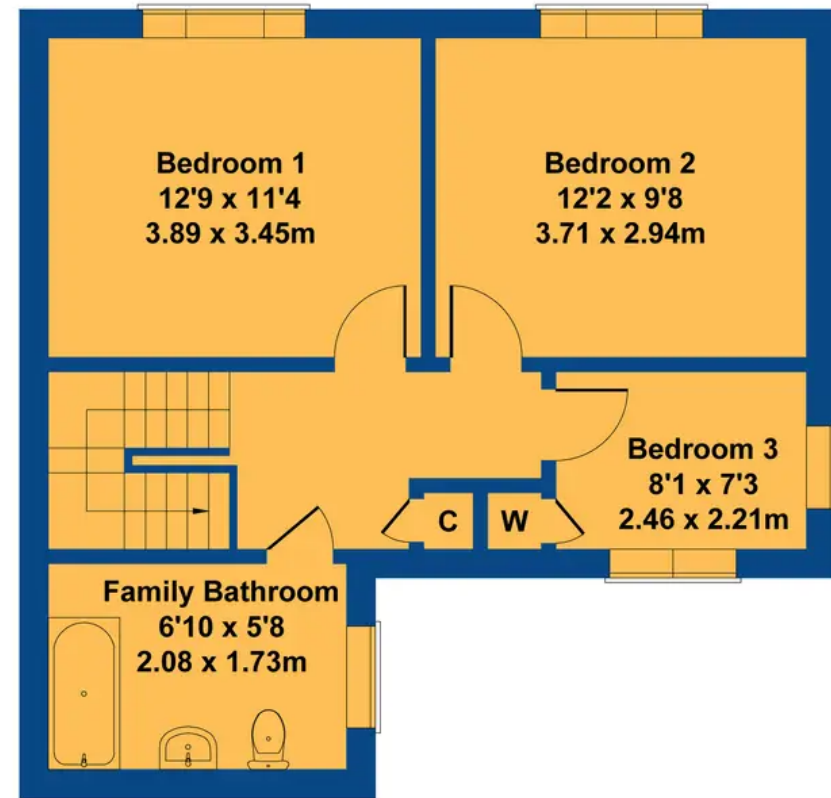


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Approximate Gross Internal Area  
1184 sq ft - 110 sq m



**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.





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