

**23 Bullfinch Road, St. Athan**

Guide Price **£200,000**



## 23 Bullfinch Road

St. Athan, Barry

Fronting on to open green space this beautifully presented end of terrace property which has been renovated throughout by the current owner to a high standard, briefly comprises entrance hallway, sitting room, and kitchen/diner to the ground floor. To the first floor are two well proportioned bedrooms and shower room. Outside to the front adjoins the OPEN GREEN SPACE whilst to the rear is an enclosed low maintenance garden. The property enjoys UPVC double glazed windows and doors, and gas central heating with a COMBINATION BOILER, and has been fully rewired. An excellent first home or as an investment. Please note there is a maintenance charge with this property for the upkeep of the estate. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- END OF TERRACE HOME.
- FULLY RENOVATED.
- GCH COMBI. UPVC.
- IDEAL FIRST TIME BUY.
- POPULAR WEST VALE LOCATION.
- 2 BEDROOMS. EPC D62.





## GROUND FLOOR

**Entrance Hallway** UPVC front entrance door. Stairs to first floor. Door to sitting room.

**Sitting Room** 14' 5" x 11' 7" (4.39m x 3.53m)  
UPVC window to front. Radiator. Wood effect flooring. Door to kitchen/diner.

**Kitchen/Diner** 16' 0" x 9' 0" (4.88m x 2.74m)  
UPVC window to rear. UPVC glazed door to rear. Vertical radiator. Space for dining room table and chairs. Wall mounted combination boiler providing the central heating and hot water. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. under stairs cupboard. Wood effect flooring. Inset one and a half bowl sink with mixer tap. Induction hob. Eye level oven and microwave. Down lighting. Partially tiled walls. Built in fridge freezer and dish washer. Space for washing machine.

## FIRST FLOOR

**Landing** UPVC window to side. Door to bedrooms and shower room. Loft access.

**Shower Room** 5' 10" x 6' 3" (1.78m x 1.91m)  
UPVC opaque window to rear. Vertical radiator. Shower enclosure with mixer shower. Wash hand basin with mixer tap. Low level WC. Ceramic floor tiles.

**Bedroom 1** 13' 7" x 11' 6" (4.14m x 3.51m)  
UPVC window to front. Radiator. Built in wardrobe (with UPVC window to front).

**Bedroom 2** 9' 0" x 9' 2" (2.74m x 2.79m)  
UPVC window to rear. Radiator.





## GARDEN

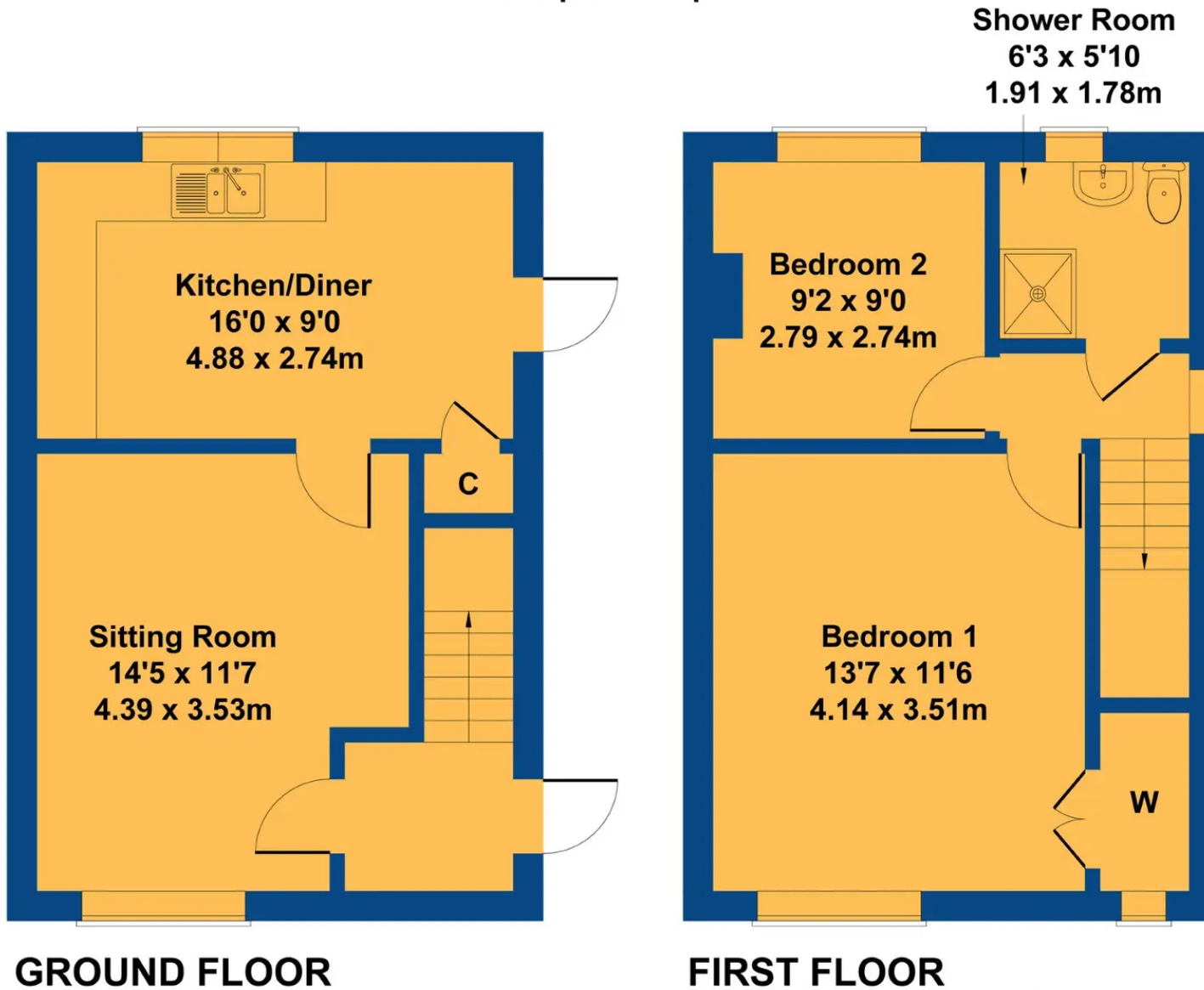
Front Garden - open plan and laid to lawn. Rear Garden - Enclosed, low maintenance, gate to side, patio area for table and chairs etc. Sunny aspect.





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Approximate Gross Internal Area  
764 sq ft - 71 sq m



Not to Scale. Produced by The Plan Portal 2024  
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