

## 8 Walnut Grove

St. Athan, Barry

An ideal first-time buy, this semi-detached home offers to the ground floor a living room and separate dining area with archway to the kitchen. There are 3 bedrooms and family bathroom to the first floor. Outside there are front and rear gardens. The property enjoys UPVC windows and doors and gas central heating with a combination boiler. Please note there is a management fee of £79.50 yearly for the upkeep of the surrounding area. 8 Walnut Grove is within easy reach of St Athan village shops, amenities and primary school and nursery. The towns of Llantwit Major and Cowbridge offer comprehensive schools and further shops, train station in Llantwit Major, and amenities etc.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- SEMI DETACHED HOME.
- 3 BEDROOMS.
- UPVC. GCH COMBI.
- 2 RECEPTION ROOMS.
- EPC: C69.
- POPULAR LOCATION.





**Hall** Upvc door to front. Carpet flooring. Radiator. Door to Living Room, stairs to first floor.

**Living Room** 17' 9" x 14' 6" (5.41m x 4.42m)  
Upvc bay window to front. Carpet flooring. Radiator. Door to dining room.

**Dining Room** 9' 10" x 7' 3" (3.00m x 2.21m)  
Upvc window and door to rear. Door to Living Room. Radiator. Archway to kitchen. Vinyl flooring.

**Kitchen**  
6' 11" x 9' 0" (2.11m x 2.74m)  
Upvc window to rear. Fully fitted kitchen comprised of wall-hung and base units with worktop. Tiled splash-back, vinyl flooring. Integrated electric oven and hob. Inset stainless steel sink unit with mixer tap. Space for washing machine and fridge freezer. Wall-mounted combination boiler.

**Landing** Upvc window to side. Stairs to ground floor. Doors to Bedrooms and Bathroom. Loft hatch.

**Bathroom** 5' 7" x 6' 9" (1.70m x 2.06m)  
Upvc opaque window to side. Pedestal wash hand basin. Low levl WC. Panelled bath with electric mixer shower over. Laminate flooring. Radiator.

**Bedroom One** 13' 5" x 8' 5" (4.09m x 2.57m)  
Upvc window to front. Radiator. Linen cupboard. Carpet flooring.

**Bedroom Two** 10' 11" x 8' 5" (3.33m x 2.57m)  
Upvc window to rear. Carpet flooring. Radiator.

**Bedroom Three** 6' 1" x 10' 2" (1.85m x 3.10m)  
Upvc window to front. Carpet flooring. Radiator. Over-stairs cupboard.





#### FRONT GARDEN

26' 12" x 25' 0" (8.23m x 7.62m)

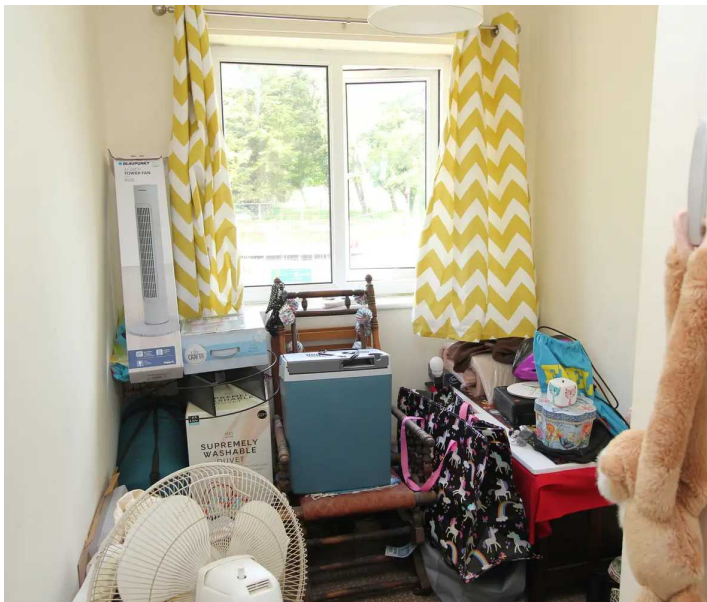
Laid mainly to lawn. Enclosed garden with mature hedging. Timber gate to front. Timber door to side and rear garden.

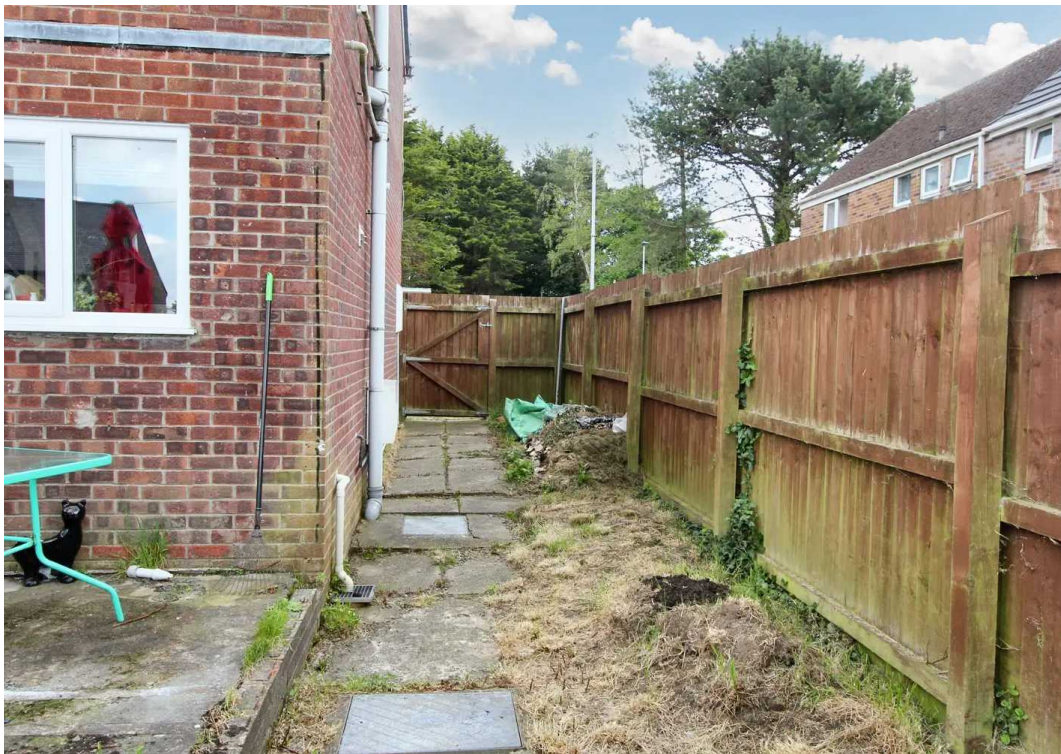
#### REAR GARDEN

31' 12" x 23' 12" (9.75m x 7.32m)

Enclosed rear garden, mainly laid to lawn. Timber gate to rear providing access to nearby parking (not allocated).

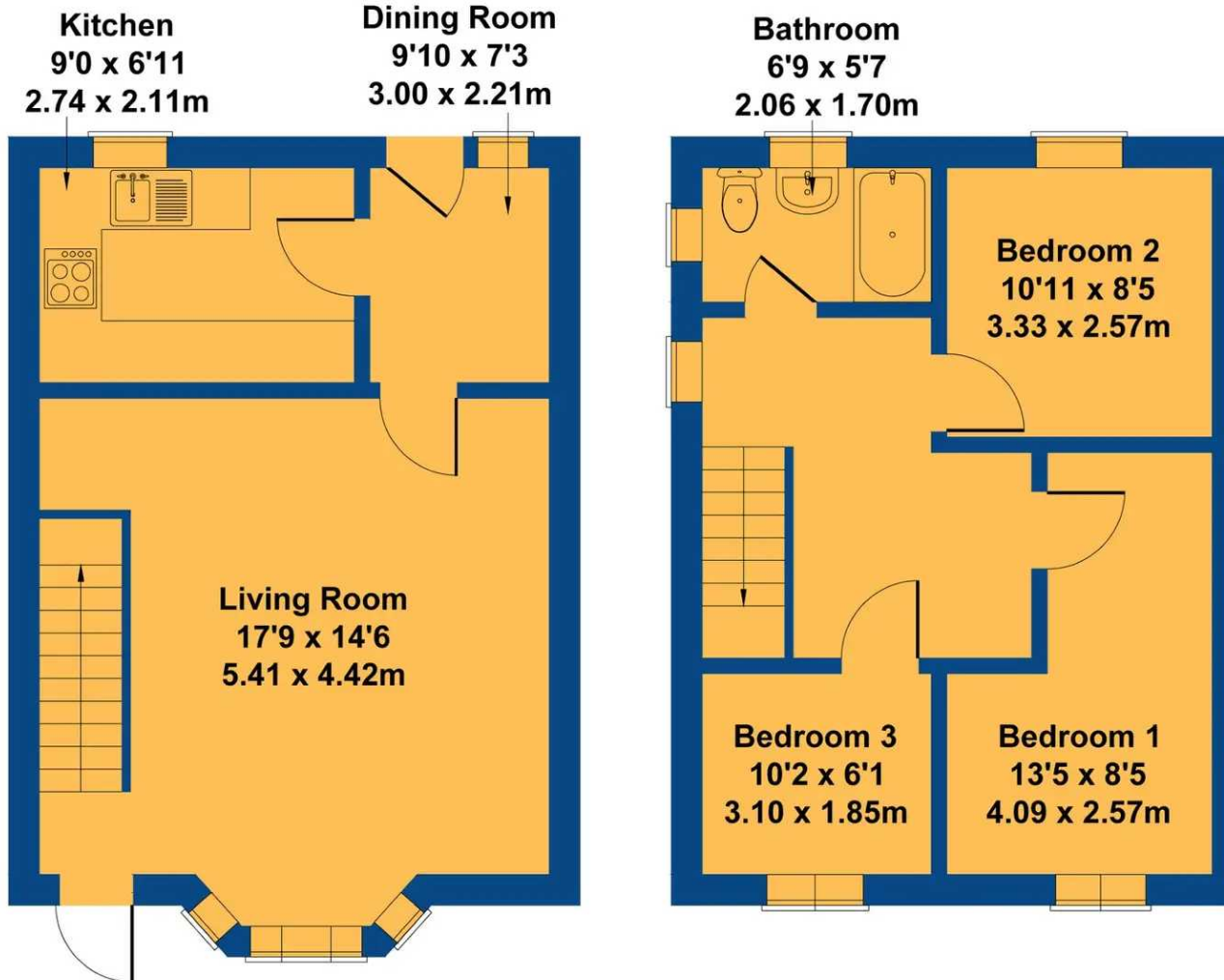
#### ON STREET





# 8 Walnut Grove

Approximate Gross Internal Area  
732 sq ft - 68 sq m



**GROUND FLOOR**

**FIRST FLOOR**

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



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