





15 Sycamore Avenue

St. Athan, Barry

Modernised and refurbished throughout with 2024 including a new kitchen and dining area, boiler (with 10 year warranty), radiators, oak doors, linked fire system, spot lighting, carpets and complete redecoration. An IDEAL FIRST TIME BUY with this SEMI DETACHED TRADITIONAL HOME, located in a popular semi rural position of St Athan village, Vale of Glamorgan, within easy reach of local schools, shops, amenities and the Heritage Coastline and beaches. Fronting on to open green space, briefly the property comprises entrance hallway, sitting room and kitchen/diner to the ground floor. To the first floor there are two good sized bedrooms, and shower room. Outside there is an impressive gardens to the rear and side - with potential to extend subject to the usual consents. The property enjoys uPVC double glazed windows and doors, replacement internal oak doors, and gas central heating with a combination boiler. The property attracts an annual/monthly service charge. This charge is used for the upkeep, maintenance and management of the estate. NO FORWARD CHAIN. Viewings recommended to fully appreciate the presentation and position.



- SEMI DETACHED HOME.
- NO FORWARD CHAIN.
- IMPRESSIVE GARDENS/PLOT.
- POTENTIAL FOR EXTENSION.
- FRONTING OPEN GREEN.
- UPVC. GCH COMBI.
- 2 BEDROOMS.



GROUND FLOOR

Entrance Hallway

UPVC front entrance door. Radiator. Stairs to first floor. Storage cupboard. UPVC window to front. Doors to sitting room and kitchen/diner.

Kitchen/Diner

8' 2" x 22' 1" (2.49m x 6.73m)

UPVC windows to rear. UPVC opaque glazed door to rear. Wood effect flooring. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Inset acrylic sink with mixer tap. Wall mounted combination boiler providing the central heating and hot water. Radiator. Space for dining room table and chairs. Door to sitting room.

Sitting Room

15' 4" x 11' 0" (4.67m x 3.35m)

UPVC window to front. Radiator.

FIRST FLOOR

Landing

Doors to bedrooms and shower room. Loft access.

Shower Room

9' 6" x 5' 9" (2.90m x 1.75m)

UPVC opaque windows to rear. Pedestal wash hand basin. Shower enclosure with electric mixer shower. Vertical radiator. Wood effect flooring. High level WC. Storage cupboard.

Bedroom 1

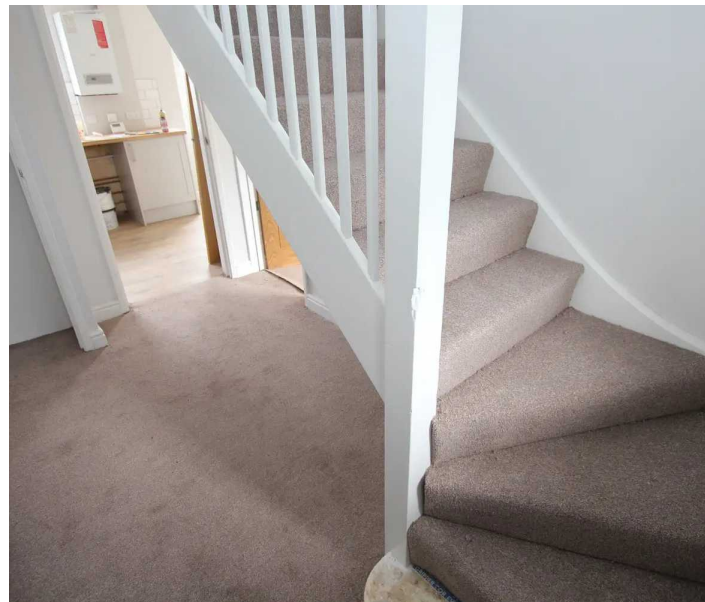
15' 4" x 11' 2" (4.67m x 3.40m)

UPVC window to front. Radiator. Built in wardrobe.

Bedroom 2

12' 1" x 8' 4" (3.68m x 2.54m)

UPVC window to rear. Radiator. Built in wardrobe.





GARDEN

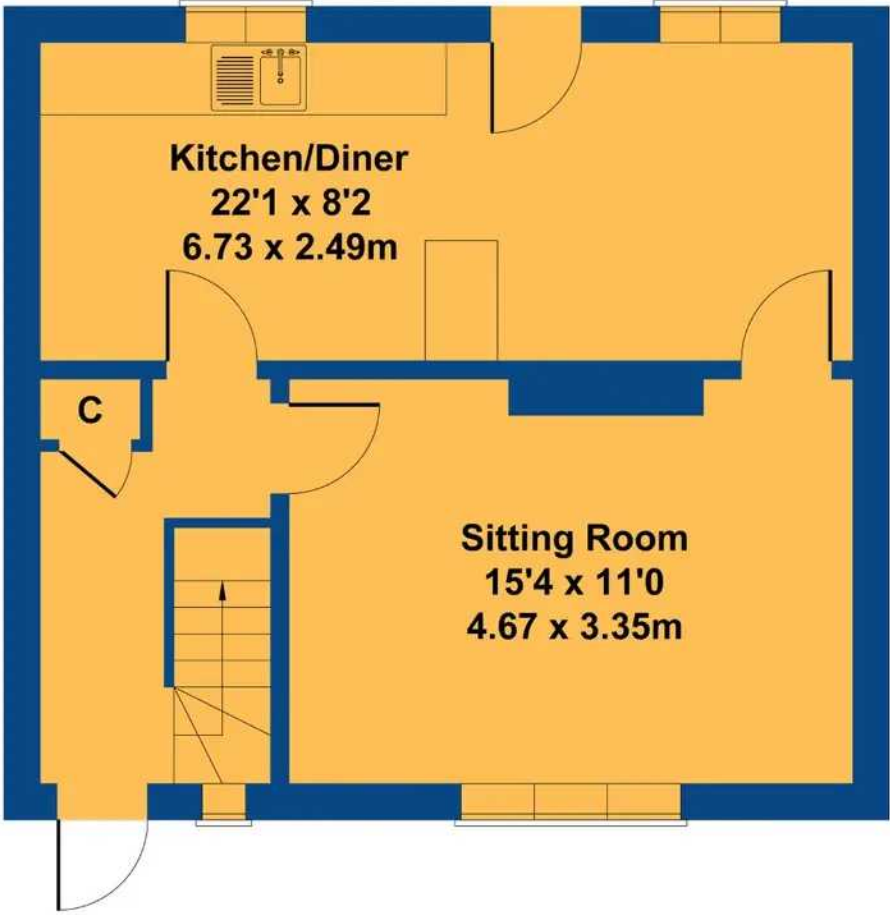
Front - open plan garden laid to lawn. Rear and side - level garden laid to lawn. Potential for extension subject to the usual consents.



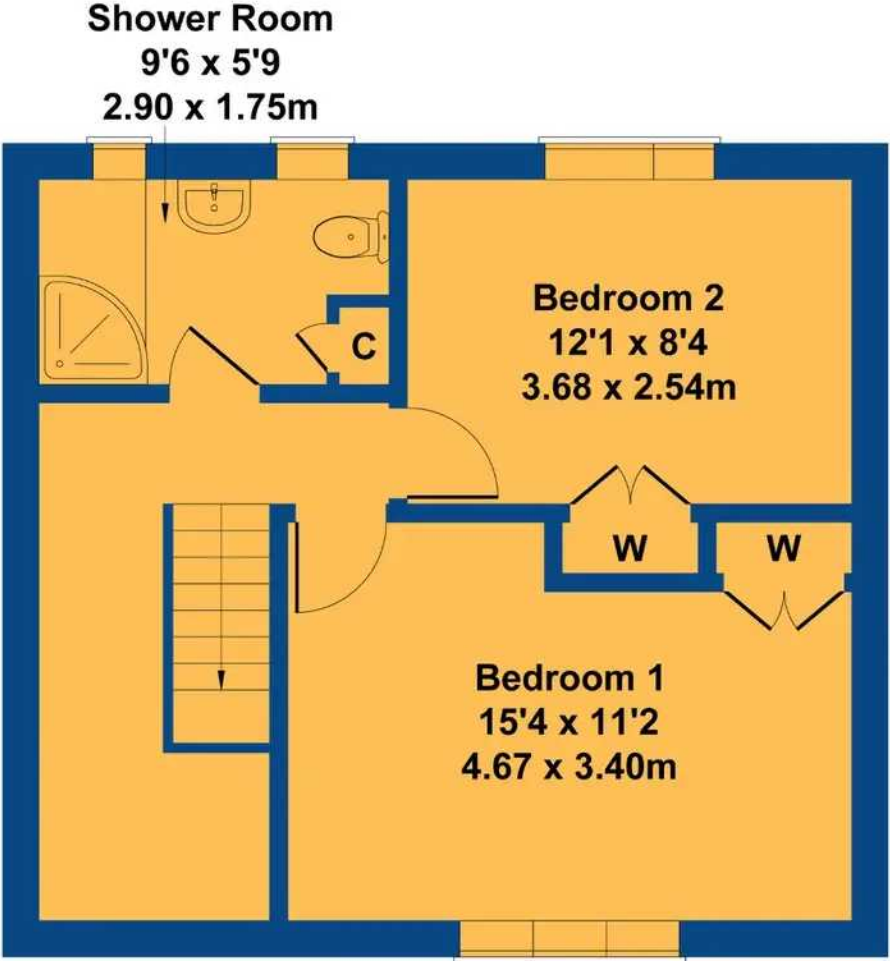


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Approximate Gross Internal Area
893 sq ft - 83 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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