





40 Castleton Park Castleton Road

St. Athan, Barry

This SUPERBLY PRESENTED two bedroom Park Home, built in June 2019 is located in a rural setting on Castleton Park in St Athan, overlooking the stunnin...

- SUPERB PARK HOME.
- 2 BEDROOMS.
- UPVC. GCH COMBI.
- AMPLE PARKING.
- NO FORWARD CHAIN.
- LOVELY RURAL LOCATION.





Entrance Hallway

Radiator. UPVC opaque front entrance door. Doors to bedrooms. Doors to shower room and kitchen. Linen cupboard with radiator.

Bedroom 1

Dimensions: 7' 10" x 9' 3" (2.39m x 2.82m). UPVC window to front. Radiator. Fitted wardrobes.

Bedroom 2

Dimensions: 6' 3" x 8' 6" (1.90m x 2.59m). UPVC window to rear. Radiator. Fitted wardrobe and drawer unit.

Shower Room

Dimensions: 6' 9" x 4' 9" (2.06m x 1.45m). UPVC opaque window to rear. Low level WC. Shower enclosure. Pedestal wash hand basin. Wood effect flooring. Radiator.

Kitchen

Dimensions: 11' 8" x 7' 0" (3.55m x 2.13m). UPVC window to front and rear. Opening to sitting room. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Inset one and a half bowl stainless steel sink with mixer tap. Integrated washing machine, fridge and freezer. Inset gas hob, with electric oven and extractor hood. Partially tiled walls. Wood effect flooring. Space for dining room table and chairs. Wall mounted combination boiler providing the central heating and hot water.

Sitting Room

Dimensions: 10' 8" x 11' 5" (3.25m x 3.48m). UPVC window to side. UPVC patio doors to front. Radiator. Electric pebble effect fire.

OUTSIDE

Front

An enclosed garden laid to lawn with paved paths. Raised patio area for table and chairs.

Rear

Enclosed and laid to lawn.





Entrance Hallway

Radiator. UPVC opaque front entrance door. Doors to bedrooms. Doors to shower room and kitchen. Linen cupboard with radiator.

Bedroom 1

Dimensions: 7' 10" x 9' 3" (2.39m x 2.82m). UPVC window to front. Radiator. Fitted wardrobes.

Bedroom 2

Dimensions: 6' 3" x 8' 6" (1.90m x 2.59m). UPVC window to rear. Radiator. Fitted wardrobe and drawer unit.

Shower Room

Dimensions: 6' 9" x 4' 9" (2.06m x 1.45m). UPVC opaque window to rear. Low level WC. Shower enclosure. Pedestal wash hand basin. Wood effect flooring. Radiator.

Kitchen

Dimensions: 11' 8" x 7' 0" (3.55m x 2.13m). UPVC window to front and rear. Opening to sitting room. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Inset one and a half bowl stainless steel sink with mixer tap. Integrated washing machine, fridge and freezer. Inset gas hob, with electric oven and extractor hood. Partially tiled walls. Wood effect flooring. Space for dining room table and chairs. Wall mounted combination boiler providing the central heating and hot water.

Sitting Room

Dimensions: 10' 8" x 11' 5" (3.25m x 3.48m). UPVC window to side. UPVC patio doors to front. Radiator. Electric pebble effect fire.

OUTSIDE

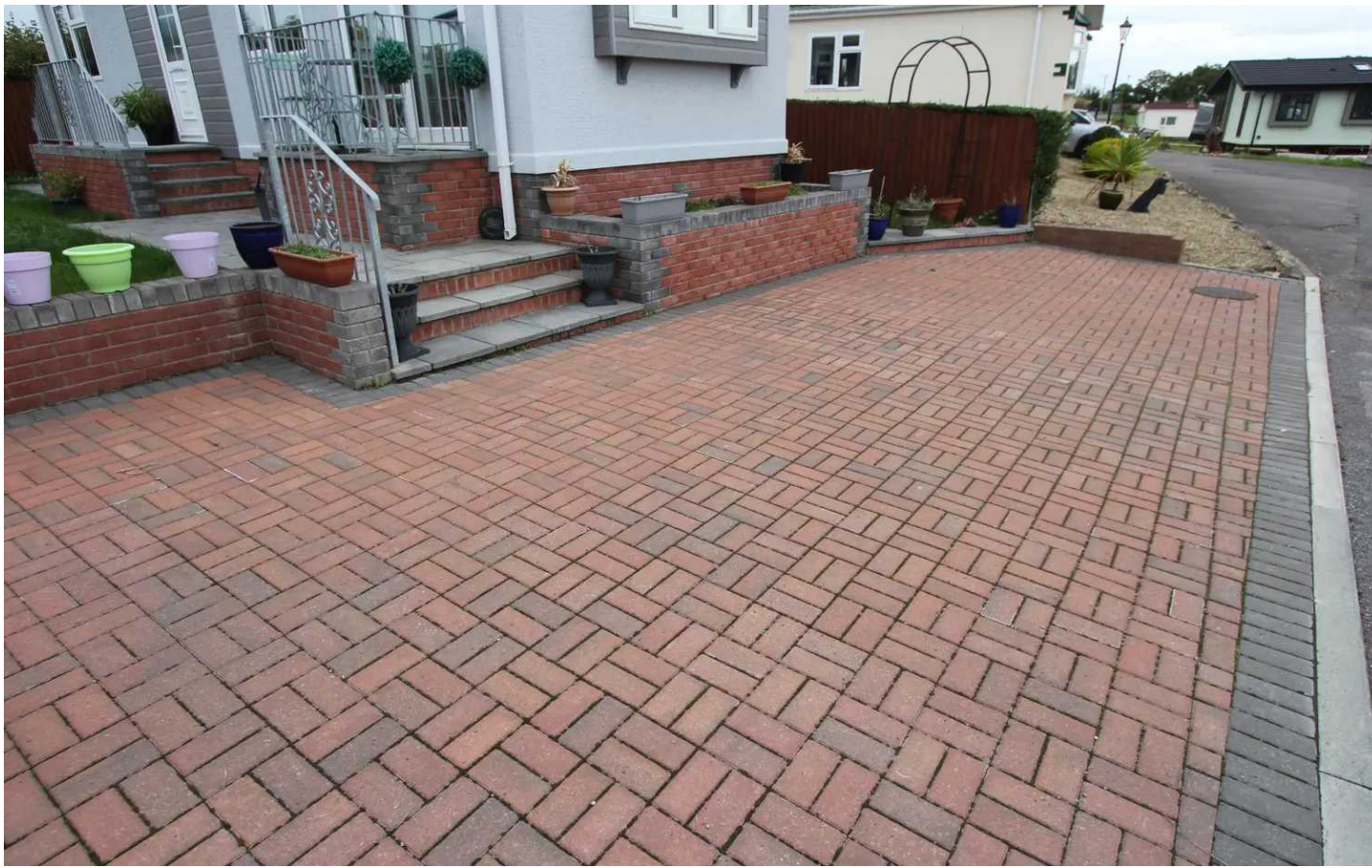
Front

An enclosed garden laid to lawn with paved paths. Raised patio area for table and chairs.

Rear

Enclosed and laid to lawn.

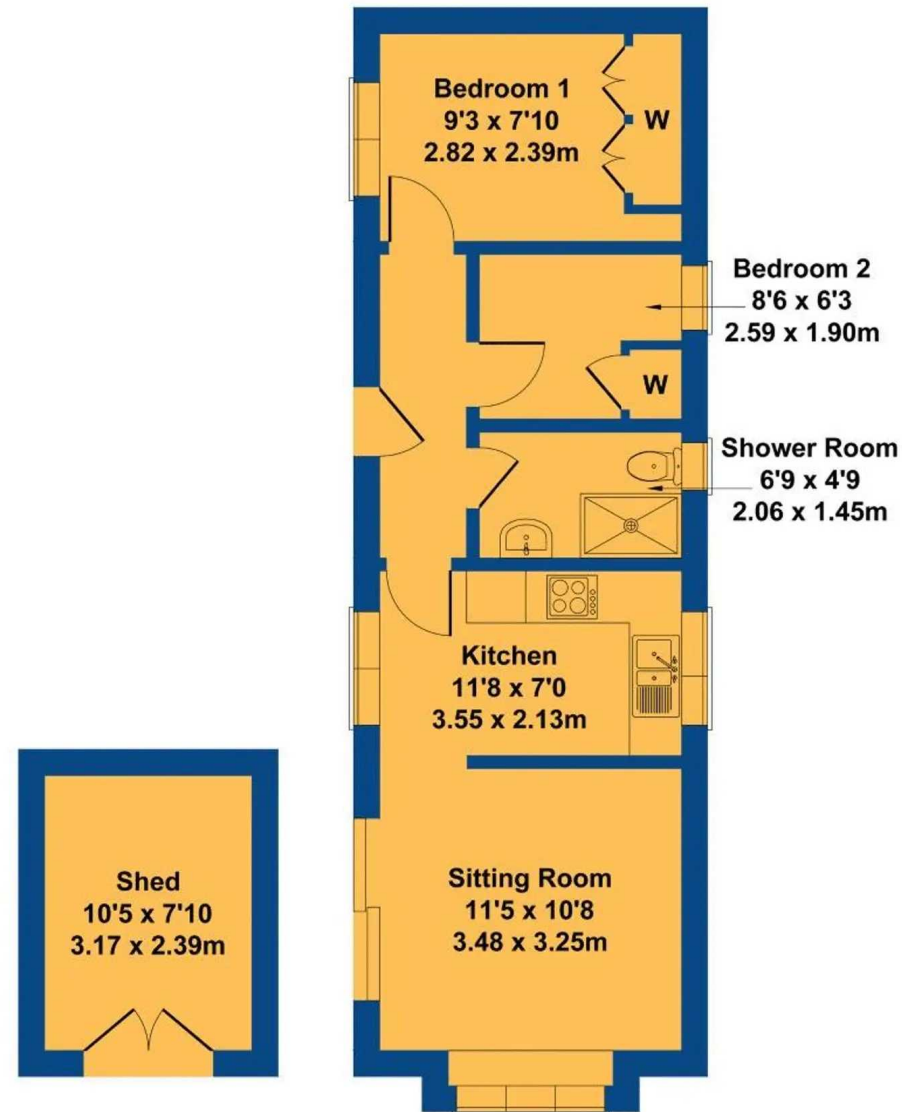






40 Castleton Park St.Athan

Approximate Gross Internal Area
527 sq ft - 49 sq m



OUTBUILDING

Not to Scale. Produced by The Plan Portal 2022
For Illustrative Purposes Only.



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

You can include any text here. The text can be modified upon generating your brochure.

You can include any text here. The text can be modified upon generating your brochure.