

14 Roberts Close

St. Athan, Barry

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- DETACHED FAMILY HOME.
- 4 BEDROOMS.
- UTILITY ROOM. UPVC.
- OIL CENTRAL HEATING.
- COUNTRYSIDE VIEWS.
- NO FORWARD CHAIN.
- QUIET NO THROUGH ROAD.
- EPC D57.





GROUND FLOOR

Entrance Hallway

UPVC opaque glazed door to front. Doors to family bathroom, dining room, sitting room and kitchen. Wood effect flooring. Superb oak staircase to lower ground floor.

Sitting Room

16' 0" x 12' 1" (4.87m x 3.69m)
Wood effect flooring. Patio door to decking area with countryside views. Radiator. Electric fireplace.

Dining Room

11' 11" x 8' 3" (3.63m x 2.52m)
Wood effect flooring. Radiator. UPVC bay window to front. Radiator. Wood effect flooring. Door to utility room.

Utility Room

10' 2" x 26' 7" (3.10m x 8.10m)
Oil central heating boiler providing. Work surface. Space for white goods.

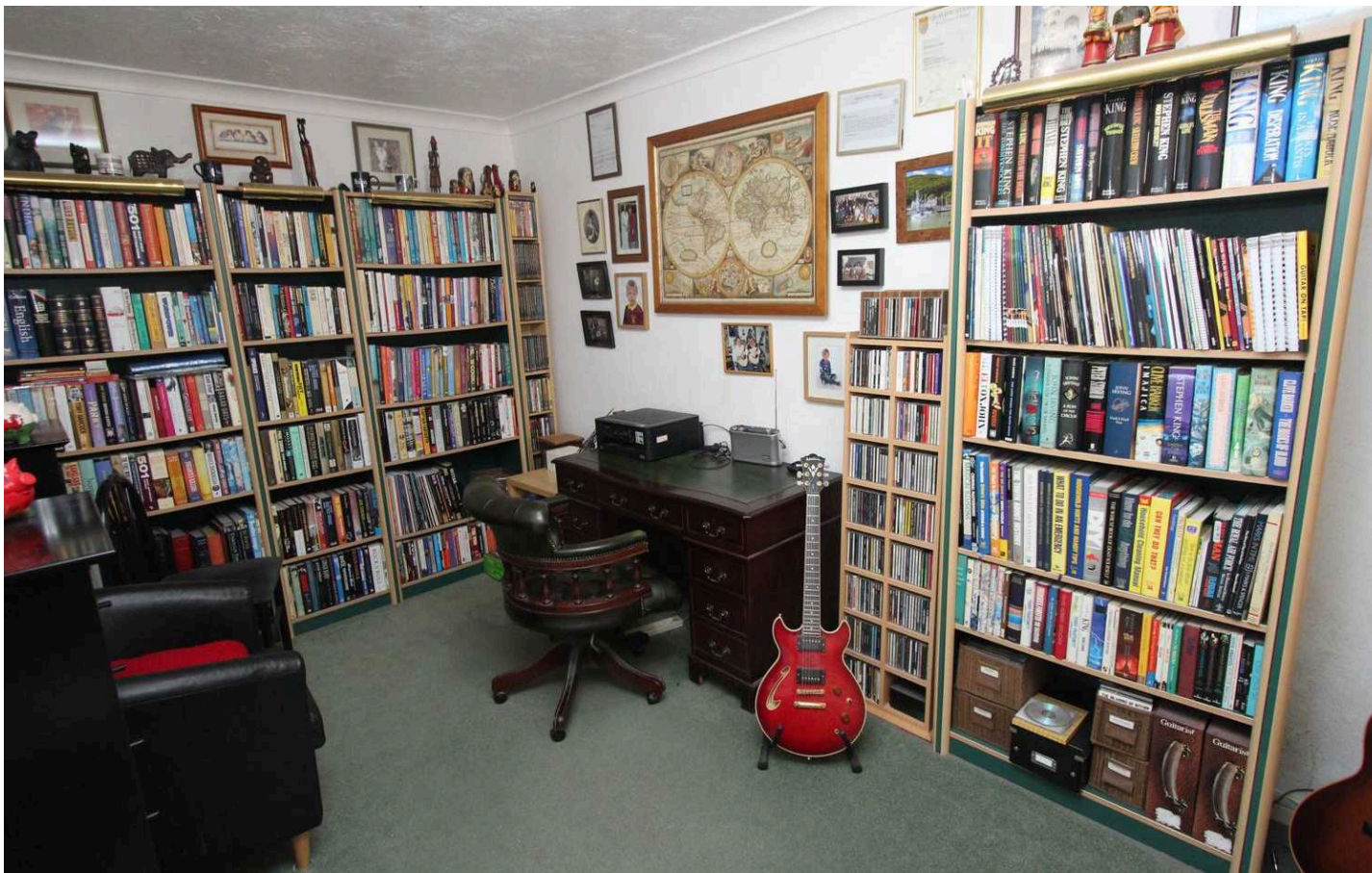
Kitchen

17' 0" x 7' 6" (5.19m x 2.29m)
Vinyl floor covering. Radiator. Space for breakfast table and chairs. Electric grill and oven. Induction hob. Stainless steel one and half bowl sink with mixer tap. Partially tiled walls. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over.

Family Bathroom

23' 4" x 20' 0" (7.10m x 6.09m)
UPVC opaque window to front. low level WC. Panelled bath. Wash hand basin with mixer tap. Shower enclosure with mixer shower. Loft access (with ladder). Vertical radiator. Floor tiles. Ceramic wall tiles.





LOWER GROUND FLOOR

Hallway

Doors to bedrooms. UPVC opaque glazed door to rear garden. Radiator.

Bedroom 1

13' 5" x 12' 2" (4.08m x 3.71m)
UPVC window to rear. Radiator.

Bedroom 2

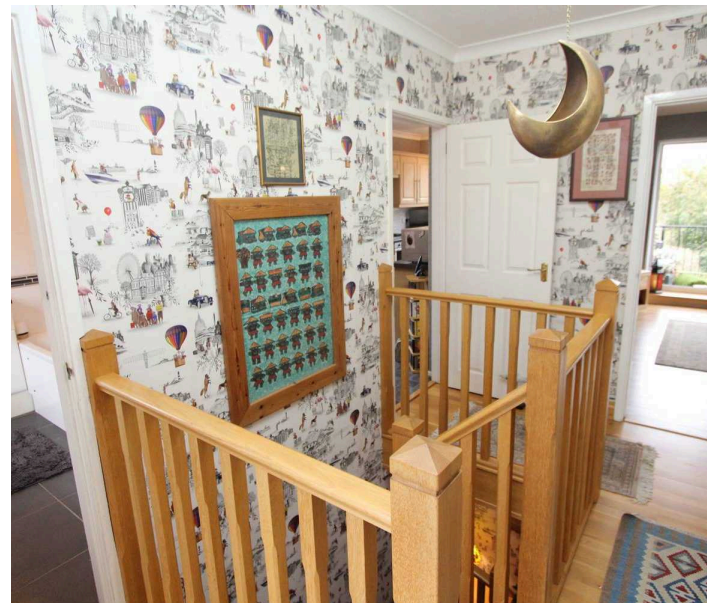
12' 2" x 10' 8" (3.72m x 3.24m)
UPVC window to rear. Radiator.

Bedroom 3

15' 6" x 8' 8" (4.72m x 2.64m)
Radiator.

Bedroom 4

7' 7" x 7' 3" (2.30m x 2.21m)
Radiator. UPVC window to side.





GARDEN

Front - mature borders with shrubs etc. Rear garden - Enclosed, laid to lawn with decking providing a tranquil seating area. Pond. Fruit trees. Potting shed. Summerhouse. Wrought iron staircase tot he front of the property. Water tap. Electrical socket.

DRIVEWAY

1 Parking Space





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Approximate Gross Internal Area
1356 sq ft - 126 sq m



Not to Scale. Produced by The Plan Portal 2024
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