

5 Chestnut Avenue, St. Athan
£179,950



5 Chestnut Avenue

St. Athan, Barry

NO FORWARD CHAIN. An ideal first time buy with this end of terraced home, located in a popular mature location of St Athan village, Vale of Glamorgan. The property comprises, entrance hallway, sitting room with log burner, and kitchen / diner to the ground floor. To the first floor are two bedrooms and a shower room. To the second floor is a very handy store room. The property enjoys gas central heating with a combination boiler, UPVC windows and doors, and a workshop. Outside there are well maintained gardens with a gated driveway for two cars. Included with the sale are all curtains, blinds and light fittings. 5 Chestnut Avenue is within easy reach of local shops and amenities and the Heritage Coastline and beaches. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- END OF TERRACED HOME.
- 2 BEDROOMS.
- EPC: TBC. ATTIC STORE.
- DRIVEWAY FOR 2 CARS.
- WORKSHOP.
- FRONT AND REAR GARDENS.
- UPVC. GCH COMBI. LOG BURNER.
- IDEAL FIRST TIME BUY.





GROUND FLOOR

Entrance Hallway

UPVC opaque glazed front entrance door. Stairs to first floor. Radiator. Wood flooring. Door to sitting room.

Sitting Room

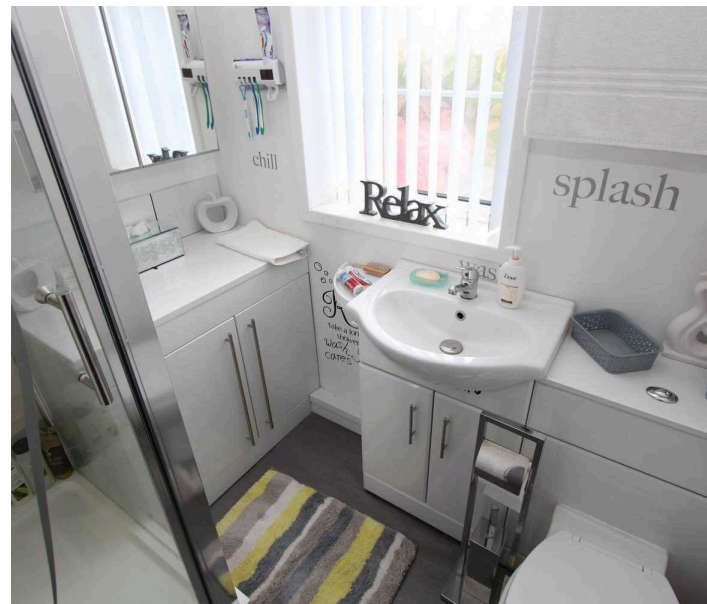
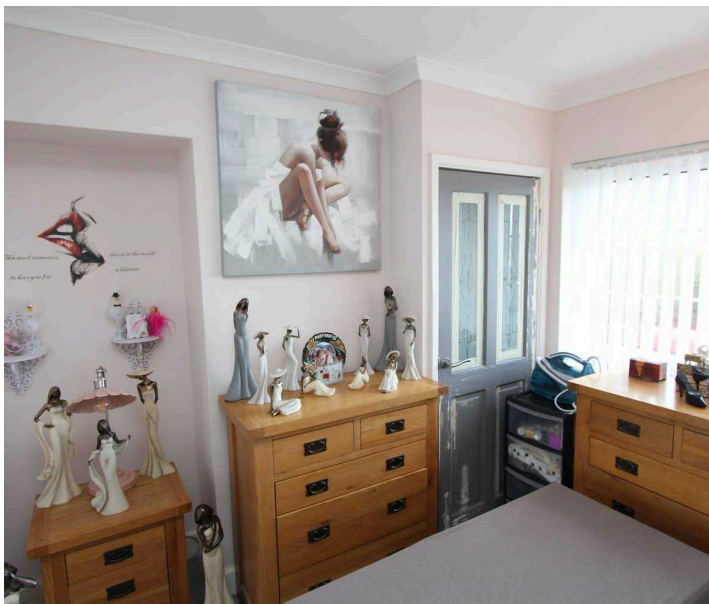
13' 1" x 12' 0" (3.99m x 3.66m)

UPVC window to front. Radiator. Wood flooring. Clear view Heta 45 log burner (type: low emissions/can be used in smokeless zones). Mirror. Glazed door to kitchen/diner.

Kitchen/diner

9' 2" x 16' 0" (2.79m x 4.88m)

UPVC window to rear. UPVC opaque glazed door to rear. Wood effect flooring. Radiator. Under stairs cupboard. Wall mounted combination boiler providing the central heating and hot water. Fully fitted kitchen comprising eye level units base units with work surfaces over. Space for white goods. Space for dining room table and chairs. Eye level oven and microwave. Gas hob. Inset one and a half bowl stainless steel sink with mixer tap.





FIRST FLOOR

Landing

Doors to bedrooms and shower room. UPVC window to side. Door to shower room and bedrooms. Door to staircase with window to front leading to the attic store.

Shower Room

6' 4" x 5' 9" (1.93m x 1.75m)

UPVC opaque window to side. Wash hand basin with mixer tap. Shower enclosure with mixer shower. Low level WC. Radiator. Vinyl floor covering.

Bedroom 2

9' 2" x 8' 8" (2.79m x 2.64m)

UPVC window to rear. Radiator. Built in cupboard.

Bedroom 1

11' 11" x 9' 11" (3.63m x 3.02m)

UPVC window to front. Radiator. Wood effect flooring. Decorative fire surround and hearth.

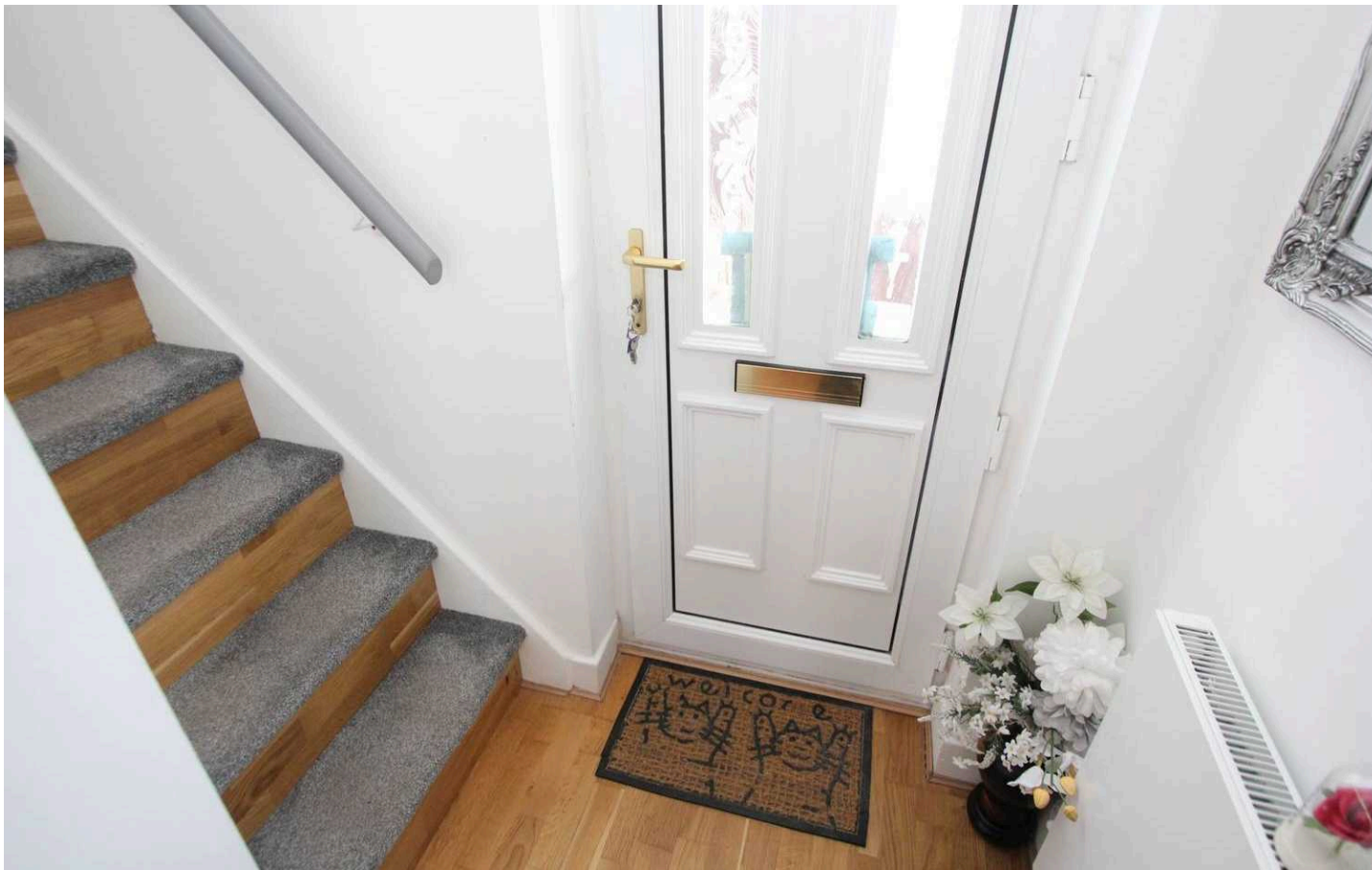
SECOND FLOOR

Loft Store

16' 0" x 10' 1" (4.88m x 3.07m)

UPVC window to side. Radiator. Wood effect flooring.





GARDEN

Front garden - enclosed well maintained garden laid to lawn with gate. Borders of shrubs etc. Rear garden - Workshop. An enclosed garden with low maintenance area for table and chairs etc. Water tap. Lean to seating area. Log store.

DRIVEWAY

2 Parking Spaces

gated driveway for two cars.





5 Chestnut Avenue

Approximate Gross Internal Area
861 sq ft - 80 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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



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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 longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.