





## 33 Eagle Road

St. Athan, Barry

In a well regarded popular location stands this well presented end of terraced home with conservatory in St Athan, a short distance from Llantwit Majors shops, schools and amenities, and within easy reach of the beach. Briefly the property comprises to the ground floor entrance hallway, sitting room with log burner, conservatory, kitchen with solid wood work surfaces, and utility with WC (see additional note). To the first floor are THREE BEDROOMS and a family bathroom, with a handy attic store off the main bedroom. Outside to the front is an open plan garden with parking for one car, and to the rear is an impressive enclosed sunny private garden with sheds, pergola and seating areas. The property enjoys UPVC windows and doors and gas central heating with a combination boiler. Daytime viewings are recommended to fully appreciate the position and sunny aspect. 33 Eagle Road would make an IDEAL FIRST TIME BUY. The property attracts an annual/monthly service charge (circa £23.20 per month). This charge is used for the upkeep, maintenance and management of the estate.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



## 33 Eagle Road

St. Athan, Barry

- END OF TERRACED HOME.
- 3 BEDROOMS.
- EPC: TBC.
- ATTIC STORE.
- GCH COMBI. UPVC.
- DRIVEWAY. SUNNY REAR GARDEN.
- UTILITY. WC.
- CONSERVATORY.
- POPULAR LOCATION.





## GROUND FLOOR

### Entrance Hallway

Stairs to first floor. Radiator. Opaque glazed front entrance door. Door to sitting room.

### Sitting Room

13' 5" x 17' 7" (4.09m x 5.36m)

Log burner. Under stairs cupboard. Wood effect flooring. Radiator. Space for dining room table and chairs. UPVC French doors to conservatory. Door to kitchen.

### Conservatory

11' 4" x 11' 4" (3.45m x 3.45m)

UPVC French doors to rear.

### Kitchen

17' 9" x 7' 6" (5.41m x 2.29m)

UPVC windows to front and rear. Fully fitted kitchen comprising eye level units base units with drawers and solid wood work surfaces over. Seven burner Logik gas cooker with hood. Space for white goods. Radiator. One and a half bowl ceramic sink with mixer tap. partially tiled walls. Down lighting. UPVC opaque glazed door to utility.

### Utility

7' 4" x 9' 6" (2.24m x 2.90m)

UPVC glazed door to rear and front. WC (please note, no planning in place). Ceramic floor tiles.

## FIRST FLOOR

### Landing

Doors to bedrooms and family bathroom. Loft access. Airing cupboard with wall mounted Vaillant combination boiler providing the central heating and hot water.

### Family Bathroom

7' 8" x 5' 5" (2.34m x 1.65m)

Panelled bath with mixer taps and mixer shower over. Ceramic wall tiles. Ceramic wash hand basin with mixer tap. Vertical radiator. Floor tiles. Down lighting.





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## GARDEN

Front - An open plan garden laid to lawn. Rear Garden - An enclosed garden, with shed, bike shed, pergola, areas for table and chairs and decking. Power. Water tap. Outside tap. Gate to rear.

## DRIVEWAY

1 Parking Space

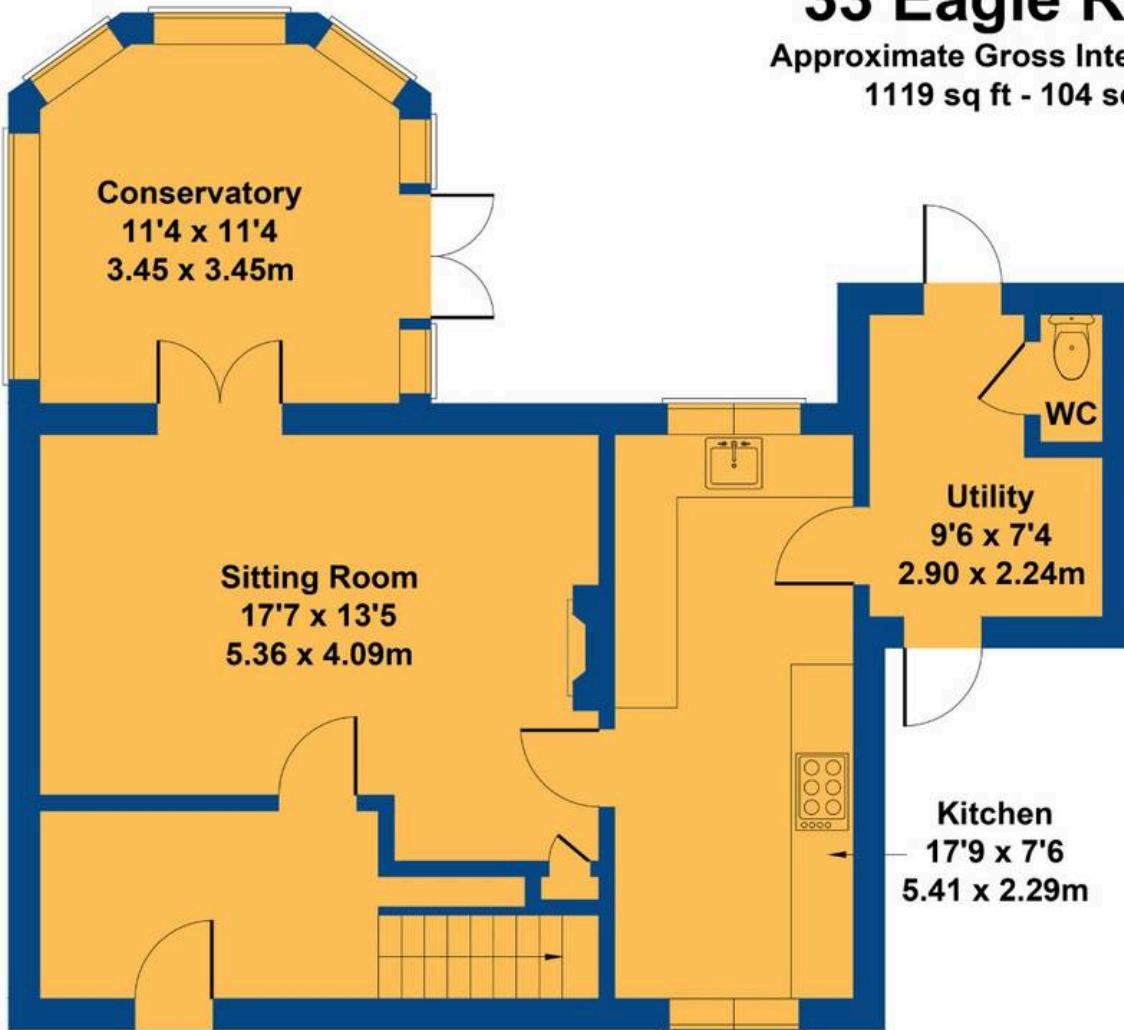
Off road parking for one car. Potential to extend parking area subject to the usual consents.



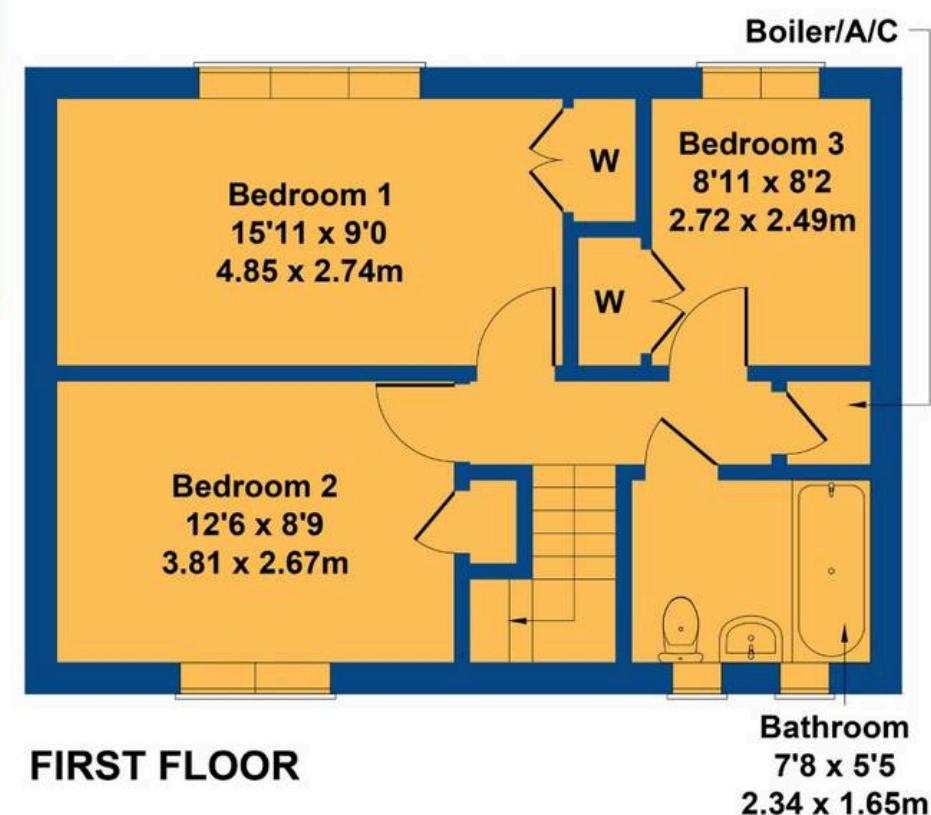


# 33 Eagle Road

Approximate Gross Internal Area  
1119 sq ft - 104 sq m



**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.



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