





6 Glyndwr Avenue

St. Athan, Barry

This FOUR BEDROOM EXTENDED SEMI DETACHED TRADITIONAL FAMILY HOME offers superb space for family living. 6 Glyndwr Avenue is located on the outskirts of this popular development, in a mature location within St Athan Village, Vale of Glamorgan, close to amenities, schools and shops, and within easy reach of the Heritage Coastline and Beach. Briefly the property comprises to the ground floor; entrance hall, cloakroom/WC, entrance hallway, two reception rooms, kitchen and 4th bedroom/study. To the first floor there are three bedrooms and a family bathroom. Outside to the front there is a driveway providing off road parking and an enclosed garden, and to the rear there is an impressive mature garden. The property benefits from gas central heating with a circa 2020 COMBINATION BOILER, water meter, UPVC windows and doors with FRENCH DOORS where indicated, and period features throughout. The current seller has upgraded many of the radiators (to period style radiators) and UPVC windows throughout. Viewings are highly recommended to fully appreciate the space and village location. St Athan Village is a short drive from local towns of Cowbridge and Llantwit Major with its train station and shops, together with road links to Cardiff and the M4. NO FORWARD CHAIN.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:



6 Glyndwr Avenue

St. Athan, Barry

- SEMI DETACHED HOME.
- EXTENDED.
- 3 BEDROOMS. 4TH BEDROOM/STUDY.
- GARDENS. 2 RECEPTION ROOMS.
- CLOAKROOM/WC.
- GCH COMBI. UPVC.
- DRIVEWAY.
- NO FORWARD CHAIN.
- EPC E54.





GROUND FLOOR.

Entrance.

uPVC opaque glazed front entrance door. uPVC windows to front. Floor tiles. Door to cloakroom/WC. Opening to entrance hallway.

Entrance Hallway.

Stairs to first floor. Doors to bedroom, sitting room and dining room. Period style radiator. Quarry floor tiles.

Cloakroom/WC.

Low level W/C. Corner wash hand basin.

Sitting Room.

15' 2" x 12' 1" (4.62m x 3.68m)

uPVC window to front. uPVC French doors to conservatory. Original solid wood parquet flooring. Clear view log burner.

Conservatory.

9' 10" x 9' 8" (3.00m x 2.95m)

uPVC French doors to rear. Ceramic floor tiles. Radiator.

Bedroom Four.

17' 1" x 6' 9" (5.21m x 2.06m)

uPVC window to rear. Solid wood flooring. Period style radiator. UPVC stable door to rear.

Dining Room.

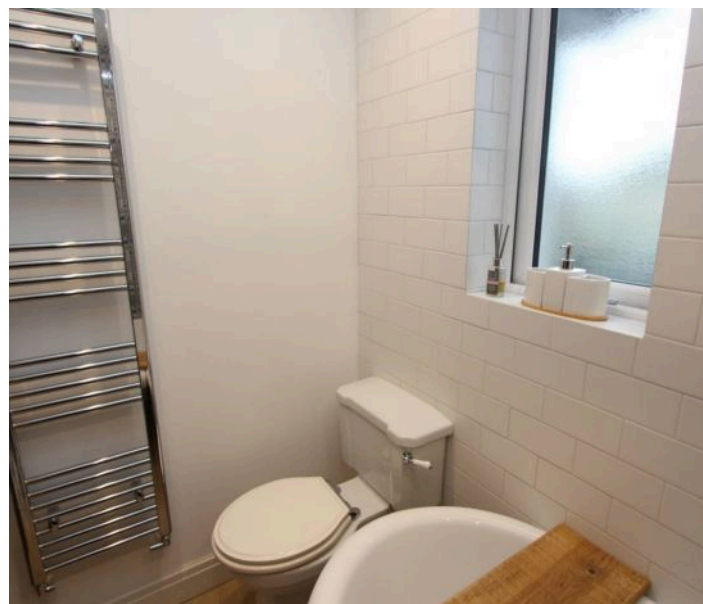
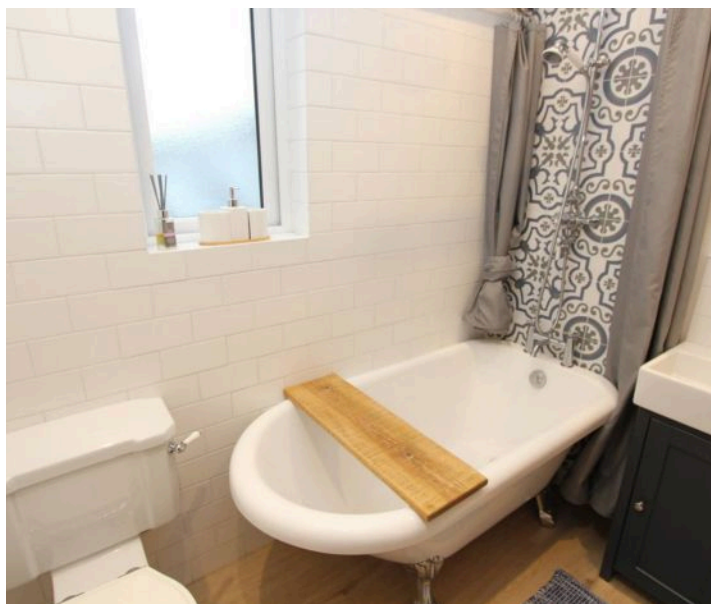
10' 7" x 9' 11" (3.23m x 3.02m)

uPVC window to front. New quarry tile flooring. Period radiator. Opening to kitchen.

Kitchen.

13' 3" x 12' 5" (4.04m x 3.79m)

uPVC French doors to rear. uPVC windows to front and rear. Stone floor tiles with under floor heating. Fully fitted kitchen comprising eye level and base units with solid oak wood work surfaces over. Electric cooker with hood. Belfast sink with mixer tap. Space for white goods. Plumbing for dishwasher is in place.





FIRST FLOOR.

Landing.

uPVC window to rear. Loft access. Door to bedrooms and bathroom.

Bedroom One.

14' 11" x 13' 3" (4.55m x 4.04m)

uPVC window to front and rear. Airing cupboard containing the replacement combination boiler (circa 2020) providing the central heating and hot water. Radiator. Stripped and varnished floor boards.

Bedroom Two.

10' 11" x 8' 9" (3.33m x 2.67m)

uPVC window to front. Stripped and varnished floorboards. Period radiator.

Bedroom Three.

8' 9" x 7' 2" (2.67m x 2.18m)

uPVC window to rear. Period radiator.

Family Bathroom.

uPVC opaque window to front. Low level W/C. Ceramic wash hand basin. Roll top bath with mixer shower over. Down lighting. Vertical radiator. Over stairs linen cupboard. Partially tiled walls. Wood effect flooring.





GARDEN

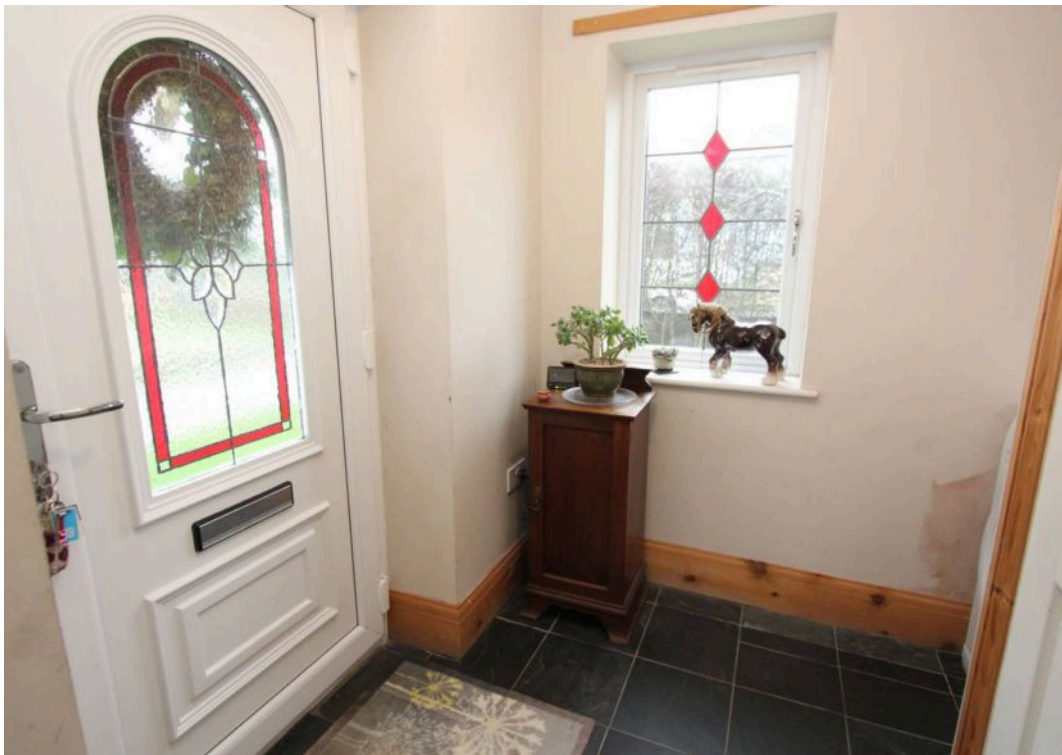
Front - Enclosed and laid to lawn. Rear Garden - Enclosed mature garden with seating areas.

DRIVEWAY

1 Parking Space

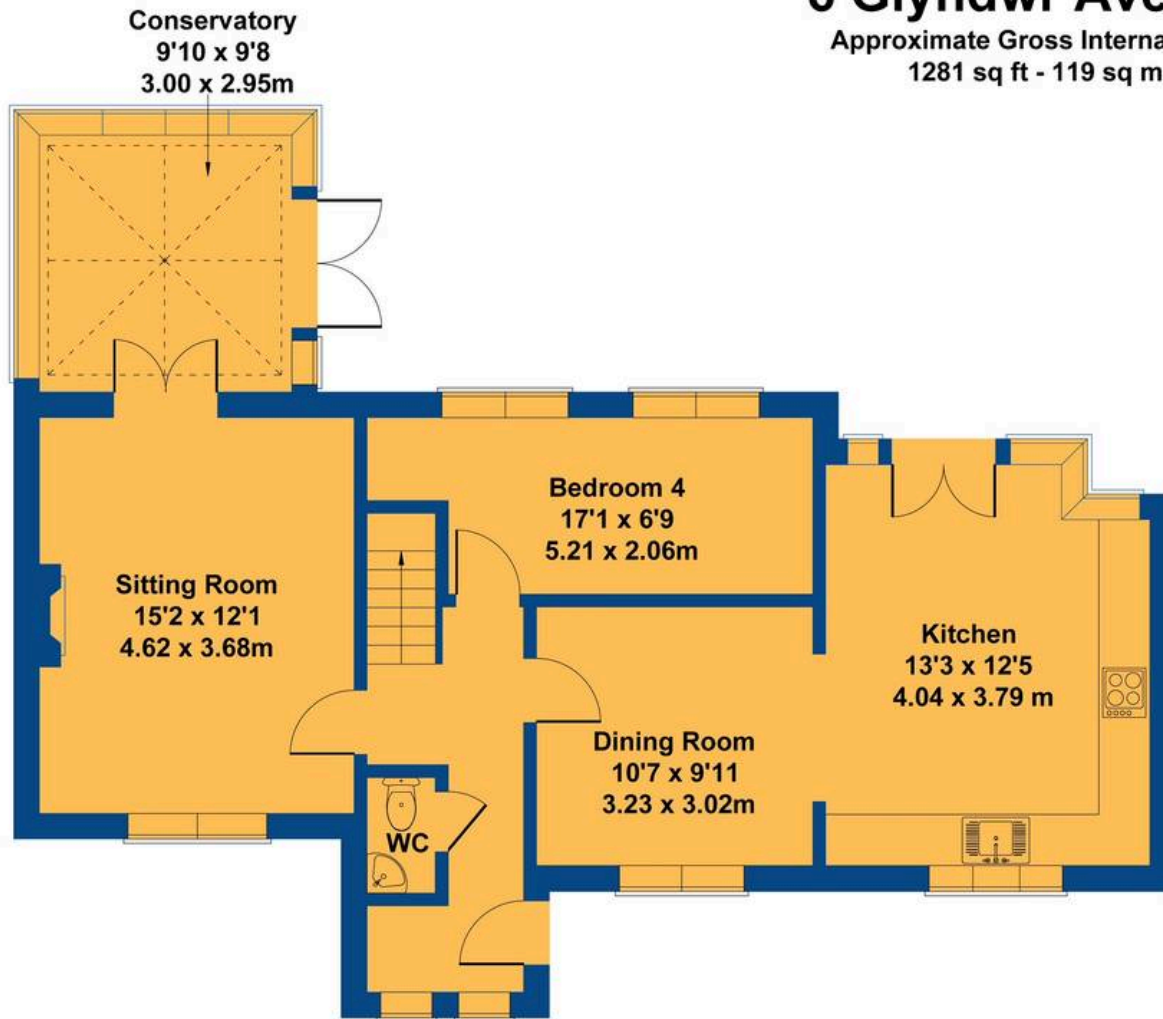
Off road parking to front for 1 car. This could easily be extended.



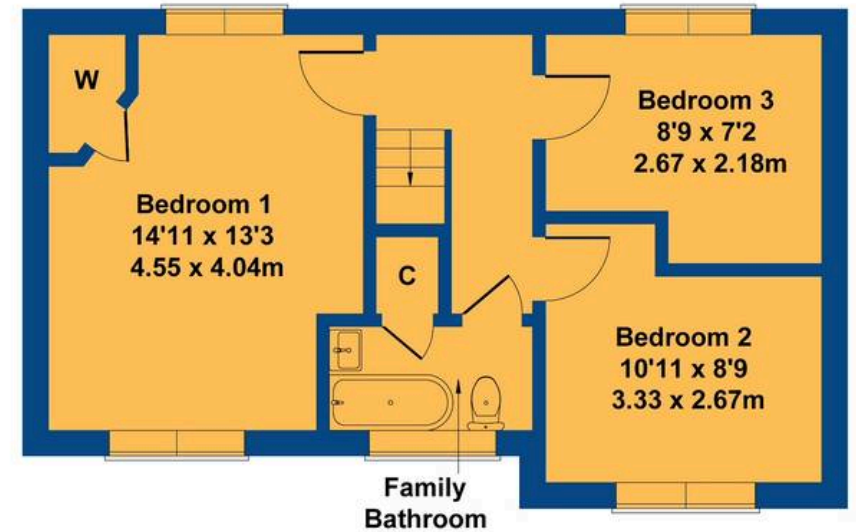


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Approximate Gross Internal Area
1281 sq ft - 119 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
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