





26 Green Meadow Close

St. Athan, Barry

An ideal first time buy with this semi detached 2 bedroom Barratts home located within walking distance of the local shops, schools, and amenities of St Athan Village, Vale of Glamorgan. The property comprises to the ground floor; entrance hallway, cloakroom/WC, sitting room and kitchen diner with French doors to the rear garden. To the first floor there are two bedrooms and family bathroom with a walk in wardrobe to the master bedroom. 26 Green Meadow Close enjoys no forward chain, UPVC windows and doors, and gas central heating with a combination boiler. Outside there are two parking space to the front, and a private garden to the rear with side access. Viewings are recommended to fully appreciate the village location and quiet development. St Athan Village is within easy reach of the towns of Llantwit Major, Cowbridge, and the M4 and Heritage Coastline and beaches. Please note there is a service charge (circa £150 per annum) for the upkeep and maintenance of the development (although we understand this is currently not being collected).

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





26 Green Meadow Close

St. Athan, Barry

- SEMI DETACHED HOME.
- PARKING FOR 2 CARS.
- GCH COMBI. UPVC.
- WALK-IN WARDROBE.
- BARRATTS HOME.
- EPC B82. 2 BEDROOMS.
- IDEAL FIRST TIME BUYER.
- NO FORWARD CHAIN.





GROUND FLOOR

Entrance Hallway

Opaque glazed front entrance door. Radiator. Doors to sitting room and cloakroom/WC.

Cloakroom/WC

5' 8" x 3' 5" (1.73m x 1.04m)

Radiator. Low level WC. Corner wash hand basin with mixer tap.

Sitting Room

11' 8" x 13' 1" (3.56m x 3.99m)

Radiators. UPVC window to front. Stairs to first floor. Door to kitchen/diner.

Kitchen/Diner

14' 4" x 9' 4" (4.37m x 2.85m)

UPVC French doors to rear. Radiator. Under stairs cupboard. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Inset stainless steel sink with mixer tap. Integrated gas hob with oven. Wall mounted combination boiler providing the central heat and hot water. Space for white goods. Partially tiled walls.





FIRST FLOOR

Landing

UPVC window to side. Doors to bedrooms and bathroom.

Bedroom 1

10' 9" x 10' 11" (3.28m x 3.33m)

UPVC window to front. Radiator. Walk in wardrobe.

Bedroom 2

11' 4" x 8' 1" (3.45m x 2.46m)

UPVC window to rear. Radiator.

Family Bathroom

6' 3" x 6' 10" (1.91m x 2.08m)

UPVC opaque window to rear. Low level WC. Pedestal wash hand basin with mixer tap. Panelled bath with mixer shower over. Radiator.





GARDEN

Rear Garden - an enclosed private garden laid to lawn with paved area for seating and there is side access from the front of the property. Decking area which gets the sun in the evenings in the summer months.

OFF STREET

2 Parking Spaces

Parking for 2 cars - see photo showing which spaces are allocated.







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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.