





9 Warlow Close

St. Athan, Barry

Located in a quiet cul de sac location stands this semi detached family home with private sunny garden, a short walk from local shops, schools and amenities of St Athan Village, Vale of Glamorgan. The property briefly comprises; to the ground floor - entrance hallway, cloakroom/WC, sitting room, dining room, kitchen and conservatory. To the first floor are three bedrooms and family bathroom. Outside there is a driveway for two cars to the front, and to the rear a private sunny garden. 9 Warlow Close enjoys gas central heating and UPVC windows and doors. The property does require some updating but would make a lovely home, viewings are recommended to appreciate the quiet position near to the village shops etc and potential the further improve. Council Tax band: D Tenure: Freehold EPC Energy Efficiency Rating: EPC Environmental Impact Rating:

- SEMI DETACHED FAMILY HOME.
- 3 BEDROOMS.
- CLOAKROOM/WC.
- CONSERVATORY.
- UPVC. GCH.
- DRIVEWAY FOR 2 CARS.
- QUIET CUL DE SAC.
- VILLAGE LOCATION.



GROUND FLOOR

Entrance Hallway

Front entrance door with tiled canopy. Radiator. Door to cloakroom/WC and sitting room. Stairs to first floor.

Cloakroom/WC

2' 10" x 5' 6" (0.86m x 1.68m)

UPVC opaque window to front. Low level WC. Ceramic wash hand basin.

Sitting Room

13' 9" x 14' 11" (4.19m x 4.55m)

UPVC window to front. Radiator. electric fire with fireplace surround. Wood effect flooring. Under stairs cupboard. Door to dining room.

Dining Room

11' 2" x 9' 4" (3.40m x 2.85m)

Radiator. Wood effect flooring. Patio doors to conservatory.

Conservatory

9' 3" x 10' 1" (2.82m x 3.07m)

UPVC French doors to rear. Wood effect flooring.

Kitchen

7' 1" x 11' 1" (2.16m x 3.38m)

UPVC opaque glazed door to rear. UPVC window to rear. Ceramic floor tiles. Fitted kitchen with eye level units, base units and works surfaces over. Inset stainless steel sink with mixer tap. Radiator. Wall mounted gas boiler providing the central heating and hot water. 5 burner gas hob, with oven and hood. Space for white goods.





FIRST FLOOR

Landing

Doors to bedrooms and family bathroom. Loft access. Linen cupboard with hot water tank.

Family Bathroom

6' 1" x 6' 11" (1.85m x 2.11m)

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

Bedroom 1

10' 7" x 13' 1" (3.23m x 3.99m)

UPVC window to rear. Radiator. Wood effect flooring.

Bedroom 2

9' 1" x 13' 5" (2.77m x 4.09m)

UPVC window to front. Radiator. Wood effect flooring.

Bedroom 3

10' 1" x 7' 11" (3.07m x 2.41m)

UPVC window to front. Over stairs cupboard.





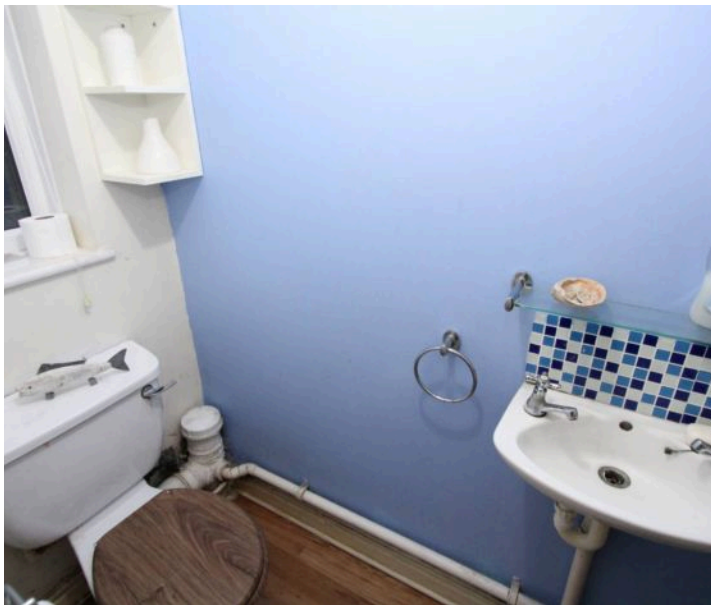
GARDEN

Front - garden laid to lawn. Rear Garden - enclosed private sunny garden laid to lawn with vegetable patch and paved area for table and chairs etc. Side access.

DRIVEWAY

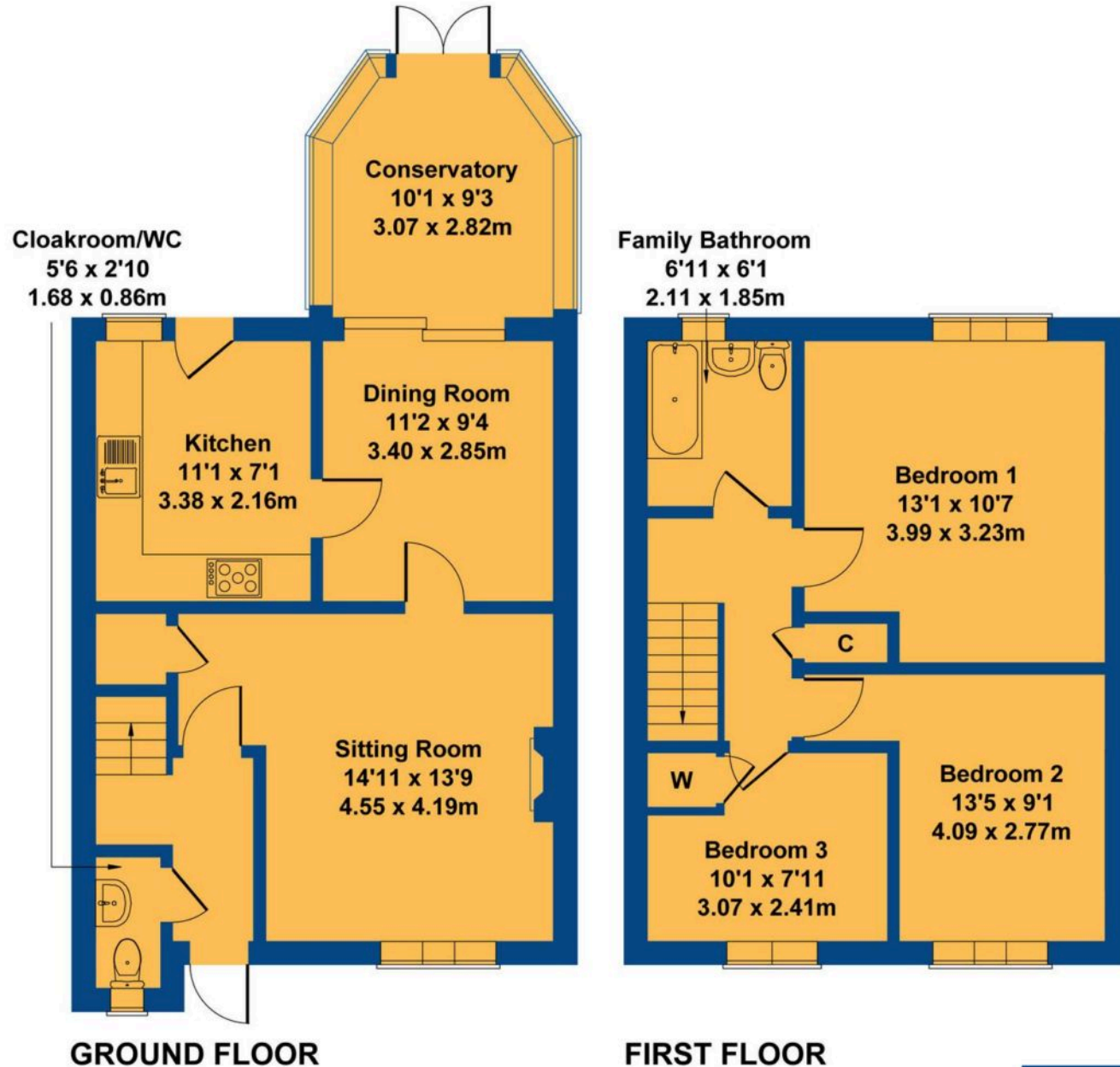
2 Parking Spaces

Driveway parking for 2 cars.



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Approximate Gross Internal Area
1066 sq ft - 99 sq m



Not to Scale. Produced by The Plan Portal 2025
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