



★ Enhanced with AI by STREET 360

23 Pantycelyn Place, St. Athan
£285,000



23 Pantycelyn Place

St. Athan, Barry

This very well presented EXTENDED SEMI DETACHED FAMILY HOME offers excellent space throughout and is located in a mature area of 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 which has been completely renovated throughout by the current owner briefly comprises entrance porch and hallway, dining room, sitting room, conservatory, 2023 Wren kitchen and utility room/Cloakroom WC to the ground floor. To the first floor there are three well proportioned bedrooms, and family bathroom. Outside to the front there is a double driveway and garden. To the rear there is an impressive southerly garden with large shed (comprising a store area and bar). The property benefits from gas central heating with a Worcester COMBINATION BOILER, UPVC WINDOWS AND DOORS and French doors where indicated. Viewings are highly recommended to fully appreciate the spacious accommodation, presentation throughout, and gardens.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





23 Pantycelyn Place

St. Athan, Barry

- SEMI DETACHED FAMILY HOME.
- EXTENDED. UTILITY/WC.
- 2 RECEPTION ROOMS.
- 3 BEDROOMS.
- EPC D63.
- CONSERVATORY. GCH COMBI.
- IMPRESSIVE REAR GARDEN.
- DOUBLE DRIVEWAY.





GROUND FLOOR

Entrance Porch

UPVC opaque front entrance door. UPVC opaque window to side. Radiator. Door to entrance hallway.

Entrance Hallway

Radiator. Door to under stairs cupboard, stairs to first floor, kitchen, sitting room and dining room.

Kitchen

15' 6" x 7' 1" (4.72m x 2.16m)

UPVC window to rear and side. Partially tiled walls. Fully fitted 2023 Wren kitchen comprising eye level units base units with drawers and work surfaces over. Inset ceramic sink with mixer tap. Space for white goods. Under stairs cupboard. Opening to rear porch. Electric cooker and induction hob with hood. Integral dishwasher. Vertical radiator.

Dining Room

10' 10" x 10' 1" (3.30m x 3.07m)

UPVC window to front. Radiator.

Sitting Room

13' 4" x 12' 1" (4.06m x 3.68m)

Radiator. Electric fire. UPVC French doors to conservatory.

Conservatory

11' 2" x 11' 6" (3.40m x 3.51m)

UPVC French door to rear. Ceramic floor tiles.

Rear Porch

UPVC opaque door to rear. Door to utility room and cupboard.

Utility Room/WC

5' 1" x 6' 11" (1.55m x 2.11m)

UPVC opaque window to side. Low level WC. Wash hand basin with mixer tap. Vertical radiator. Worksurface with space for white goods.





FIRST FLOOR

Landing

UPVC windows to front and side. Doors to bedrooms and shower room. Loft access (with pull down ladder).

Bedroom 1

10' 2" x 14' 2" (3.10m x 4.32m)
UPVC window to rear. Radiator. Wall mounted Worcester combination boiler providing the central heating and hot water.

Bedroom 2

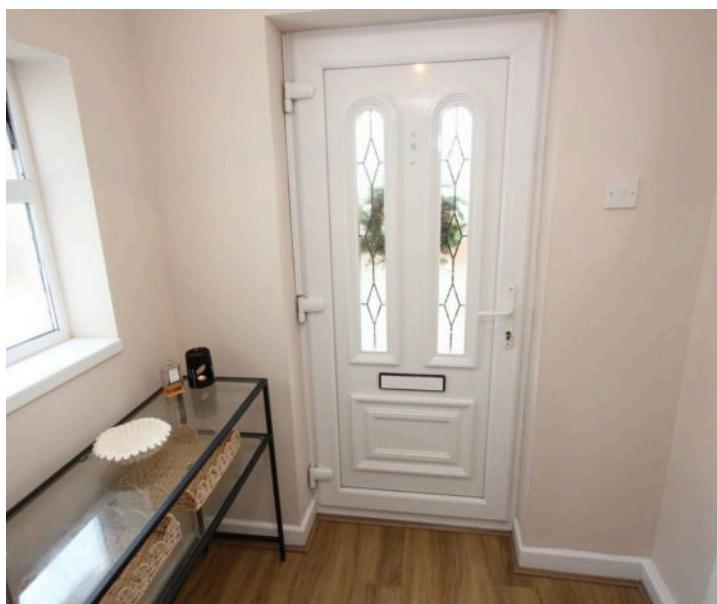
10' 5" x 10' 5" (3.18m x 3.18m)
UPVC window to rear. Radiator.

Bedroom 3

8' 1" x 10' 2" (2.46m x 3.10m)
UPVC window to front. Radiator.

Family Bathroom

7' 10" x 6' 8" (2.39m x 2.03m)
UPVC opaque window to side. Low level WC. Panelled bath with mixer shower over. Wash hand basin with mixer tap. Vertical radiator.





GARDEN

Front Garden - low maintenance and enclosed. Rear Garden - a sunny enclosed garden laid to lawn with a low maintenance area for seating etc. Shed with store and entertainment space. Water tap. Electric point.

DRIVEWAY

2 Parking Spaces

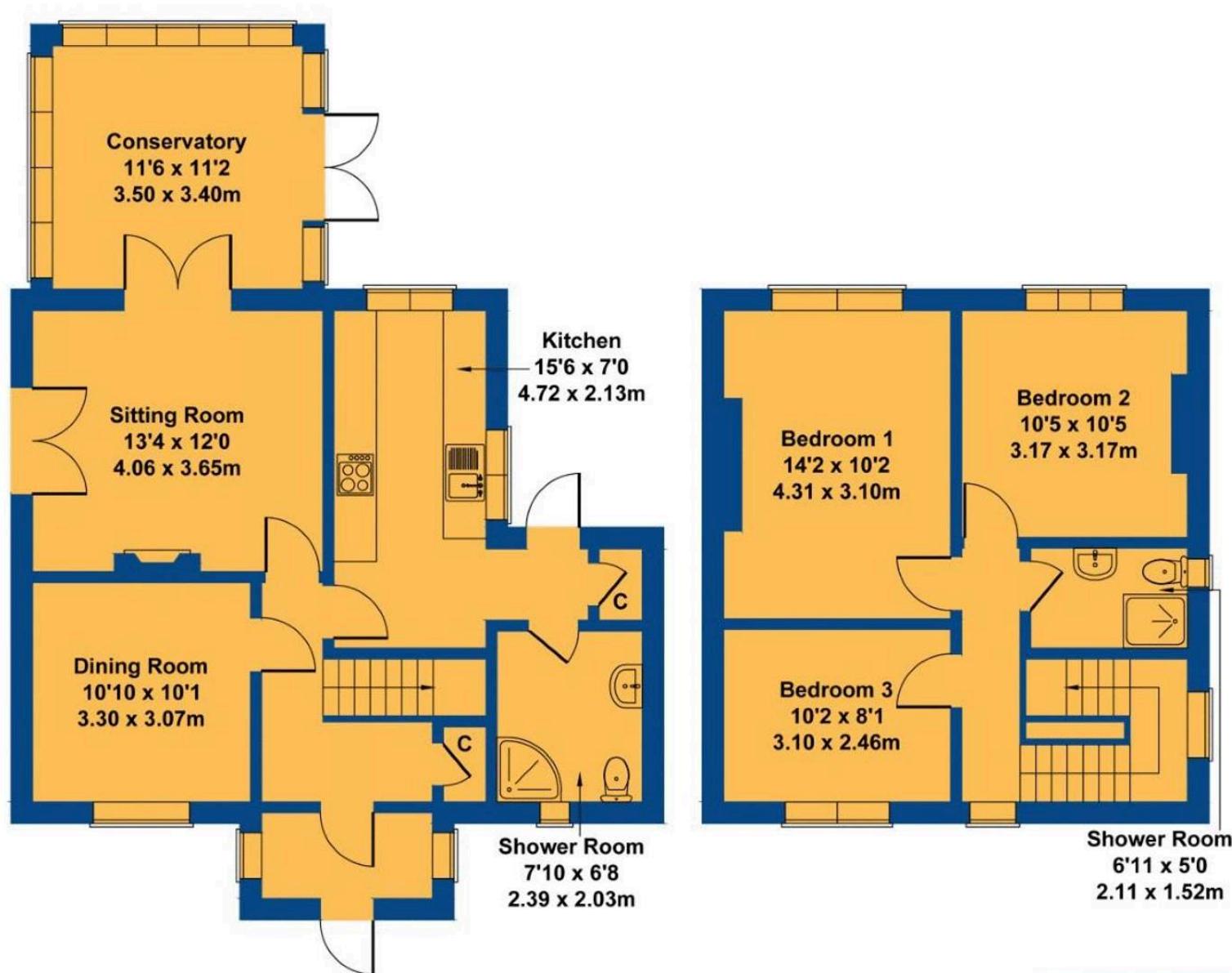
Driveway with gates providing off road parking for two cars.





23 Pantycelyn Place

Approximate Gross Internal Area
1173 sq ft - 109 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
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.