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28 Partridge Road, St. Athan  
£170,000



## 28 Partridge Road

St. Athan, Barry

This well presented traditional mid terraced property lies in a popular development in St Athan, walking distance from Llantwit Majors shops, amenities and schools, and within easy reach of the Heritage Coastline and beach. Briefly the property comprises entrance hallway, sitting room, kitchen/diner, two bedrooms and a family bathroom. Outside there are gardens to the front and rear with driveway. The property enjoys UPVC windows and doors and gas central heating. The property attracts an annual/monthly service charge. This charge is used for the upkeep, maintenance and management of the estate. IDEAL FIRST TIME BUYER HOME.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- MID TERRACED HOME.
- NO FORWARD CHAIN.
- EPC C70.
- 2 BEDROOMS.
- DRIVEWAY.
- KITCHEN/DINER.
- UPVC. GCH.



## GROUND FLOOR

### Sitting Room

13' 2" x 11' 8" (4.01m x 3.56m)

UPVC window to front. Radiator. Door to kitchen.

### Kitchen

16' 4" x 9' 1" (4.98m x 2.77m)

UPVC window and door to rear. Under stairs cupboard.

Electric cooker (not tested). Space for white goods.

Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Stainless steel sink with mixer tap. Radiator.

## FIRST FLOOR

### Landing

Doors to bedrooms and bathroom. Loft access.

### Family Bathroom

5' 11" x 6' 2" (1.80m x 1.88m)

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

### Bedroom 1

11' 10" x 13' 4" (3.61m x 4.06m)

UPVC window to front. Radiator. Built in wardrobe.

### Bedroom 2

9' 1" x 9' 11" (2.77m x 3.02m)

UPVC window to rear. Radiator. Built in cupboard.





## GARDEN

Front: Garden area fronting on to open green space.  
Rear garden - Enclosed low maintenance area.

## DRIVEWAY

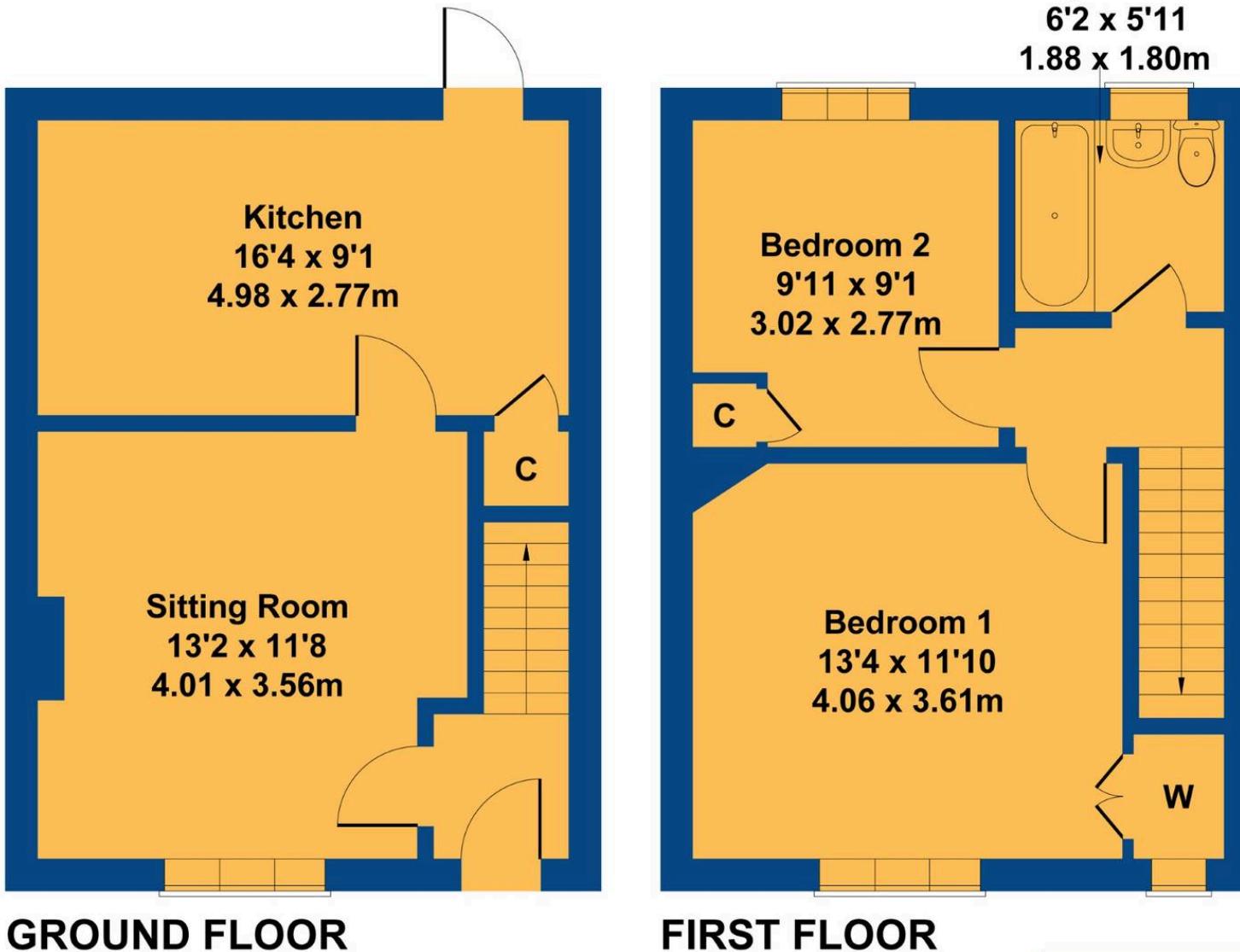
1 Parking Space

Driveway to the rear of the property with driveway gates, allowing off road parking for 1 car.



# 28 Partridge Road

Approximate Gross Internal Area  
743 sq ft - 69 sq m



Not to Scale. Produced by The Plan Portal 2026  
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## Chris Davies Estate Agents

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