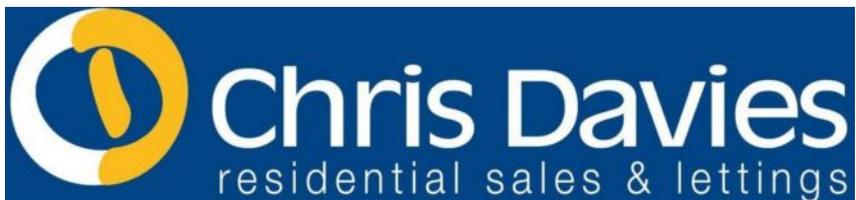




Enhanced with AI by STREET



4 Sycamore Avenue, St. Athan
£195,000



4 Sycamore Avenue

St. Athan, Barry

NO FORWARD CHAIN. An IDEAL FIRST TIME BUY with this SEMI DETACHED TRADITIONAL HOME, located in a popular semi rural position of St Athan village, Vale of Glamorgan, within easy reach of local schools, shops, amenities and the Heritage Coastline and beaches. Briefly the property comprises entrance hallway, sitting room, kitchen/diner with granite work tops to the ground floor. To the first floor there are two good sized bedrooms, and family bathroom. Outside there is a parking space for 1 car, and an enclosed rear garden with shed. The property enjoys uPVC double glazed windows and doors, and gas central heating with a combination boiler. The property attracts an annual/monthly service charge. This charge is used for the upkeep, maintenance and management of the estate. Council Tax band: C Tenure: Freehold EPC Energy Efficiency Rating: D EPC Environmental Impact Rating: D



- SEMI DETACHED HOME.
- 2 BEDROOMS.
- EPC D64.
- KITCHEN/DINER WITH GRANITE TOPS.
- PARKING FOR 1 CAR.
- IMPRESSIVE GARDEN WITH SHED.
- POPULAR MATURE LOCATION.
- NO FORWARD CHAIN.



GROUND FLOOR

Hallway

Cupboard. Radiator. Doors to sitting room and kitchen/diner. Opaque glazed front entrance door. Stairs to first floor.

Sitting Room

15' 2" x 11' 9" (4.62m x 3.58m)

UPVC window to front. Radiator. Doors to kitchen/diner.

Kitchen/Diner

8' 1" x 22' 1" (2.46m x 6.73m)

UPVC windows to rear. Opaque glazed door to rear. Porcelain floor tiles. Radiator. Space for dining room table and chairs. One and a half bowl sink with mixer tap. Fully fitted kitchen comprising eye level units base units with granite work surfaces over. 5 burner hob with hood. eye level oven and grill. Built in fridge and freezer. Integrated dish washer and washing machine. Wall mounted combination boiler providing the central heating and hot water.





FIRST FLOOR

Landing

Doors to bedrooms and bathroom. Loft access.

Bathroom

9' 7" x 5' 6" (2.92m x 1.68m)

UPVC opaque windows to rear. Paneled bath with electric mixer shower over. Granite wash hand basin with mixer tap. Low level WC. Ceramic floor tiles. Linen cupboard.

Bedroom 1

11' 1" x 15' 4" (3.38m x 4.67m)

UPVC window to front. Radiator. Built in wardrobes.

Bedroom 2

12' 2" x 8' 5" (3.71m x 2.57m)

Radiator. Built in wardrobes. UPVC window to rear.





GARDEN

Front - area to lawn. Rear Garden - Enclosed well maintained mature garden with trees and shrubs, Indian sandstone paving. Shed.

OFF STREET

ALLOCATED PARKING

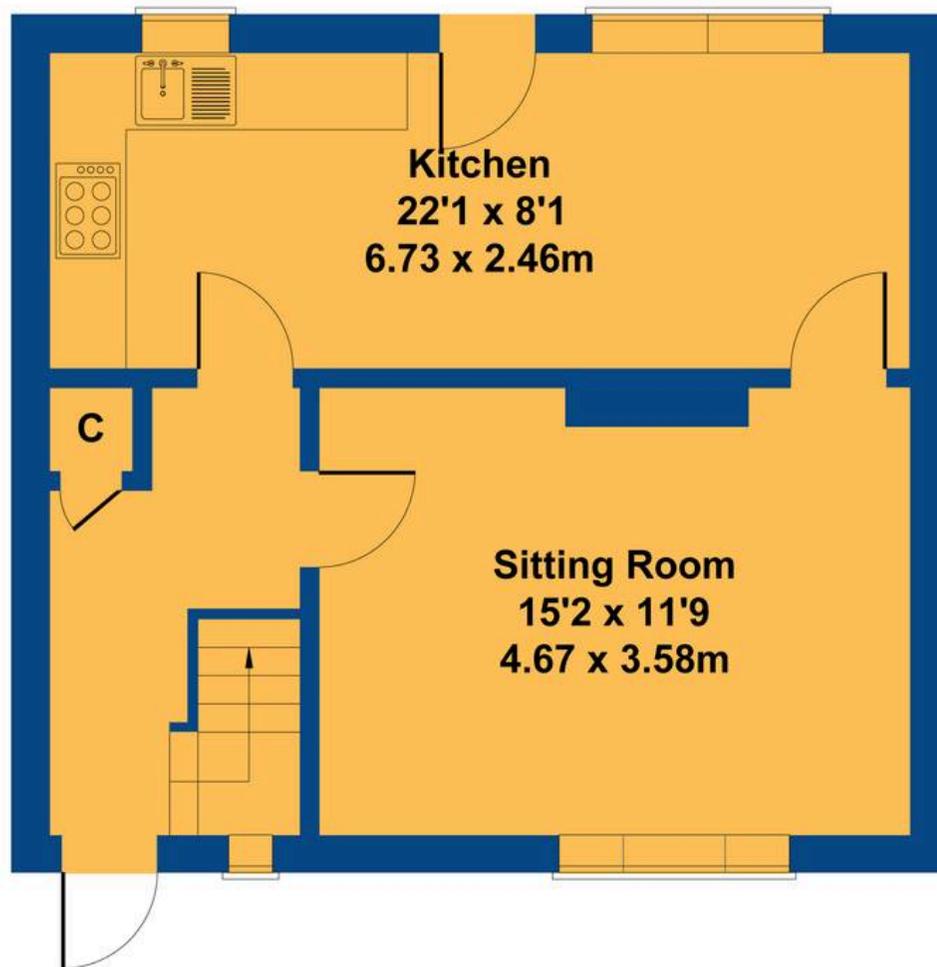




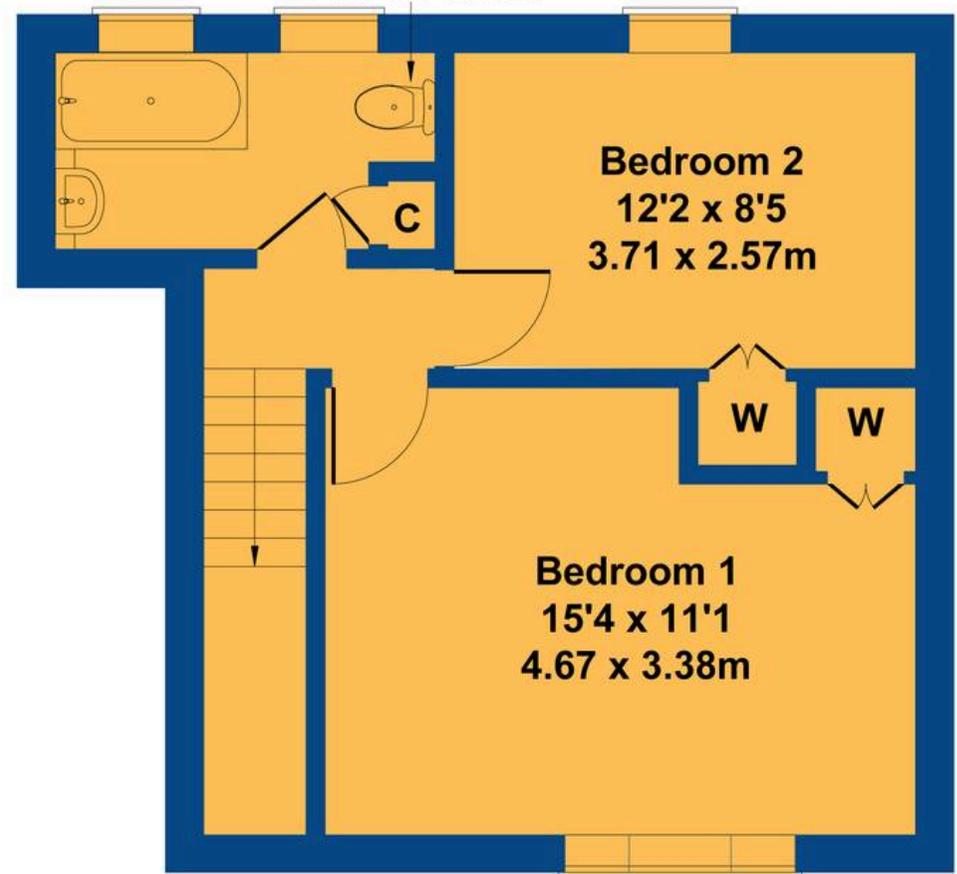
4 Sycamore Avenue

Approximate Gross Internal Area
829 sq ft - 77 sq m

Bathroom
9'7 x 5'6
2.92 x 1.68m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
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