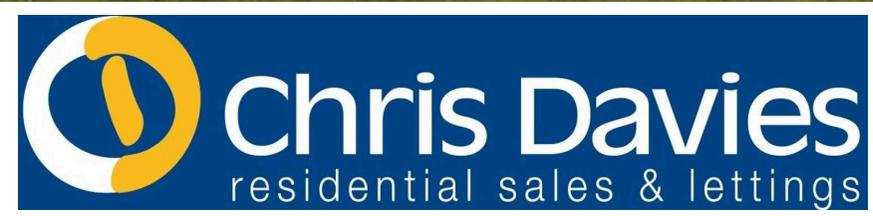




Enhanced with AI by STREET_02



17 Eagle Road, St. Athan
£235,000



17 Eagle Road

St. Athan, Barry

SUPERB PRESENTATION THROUGHOUT and located in a well regarded popular position, stands this modern fully renovated end of terraced home in St Athan, a short distance from Llantwit Majors shops, schools and amenities, and within easy reach of the beach. Briefly the property comprises to the ground floor entrance hallway, sitting room, kitchen/diner, rear hallway and cloakroom/WC. To the first floor are THREE WELL PROPORTIONED BEDROOMS and a family bathroom. Outside to the front is a open plan garden with parking for one car, and to the rear is an impressive enclosed sunny garden with decking area. The property enjoys UPVC windows and doors and gas central heating with a combination boiler. Daytime viewings are recommended to fully appreciate the position and sunny aspect. 17 Eagle Road would make an IDEAL FIRST TIME BUY or family home. The property attracts an annual/monthly service charge (circa £23.20 per month). This charge is used for the upkeep, maintenance and management of the estate.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



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17 Eagle Road

St. Athan, Barry

- END OF TERRACED HOME.
- 3 BEDROOMS.
- KITCHEN/DINER.
- IMPRESSIVE SUNNY GARDEN.
- FULLY RENOVATED.
- GCH COMBI. UPVC.
- EPC TBC. DRIVEWAY.
- CLOAKROOM/WC.
- IDEAL FIRST TIME BUY.





GROUND FLOOR

Entrance Hallway

Stairs to first floor. UPVC opaque glazed side panels. Front entrance door. Wood effect flooring. Vertical radiator. Space for shoes/coats etc.

Sitting Room

17' 7" x 14' 6" (5.36m x 4.42m)

UPVC window to rear. Radiator. Wood effect flooring. Under stairs cupboard. Door to kitchen/diner.

Kitchen/Diner

7' 5" x 17' 6" (2.26m x 5.33m)

UPVC windows to front and rear. Vertical radiator. Space for dining room table and chairs. Slate floor tiles. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Electric hob, oven and extractor hood. Stainless steel sink with mixer tap. Space for white goods. Partially tiled walls. Door to rear hallway.

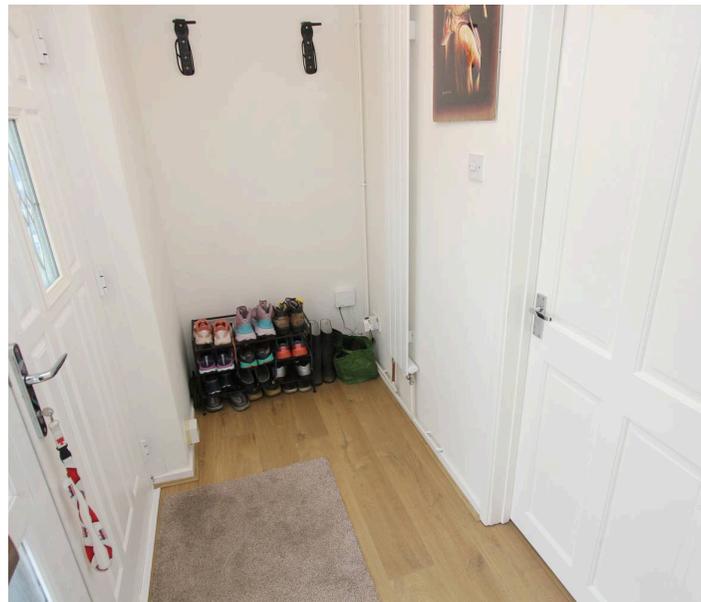
Rear Hallway

UPVC opaque glazed door to front. Door to cloakroom/WC. UPVC door to rear. Additional space for storage.

Cloakroom/WC

3' 5" x 2' 11" (1.04m x 0.89m)

Low level WC. Ceramic wash hand basin with mixer tap.





FIRST FLOOR

Landing

Loft access with pull down ladder and is partially boarded. UPVC window to front. Doors to bedrooms and bathroom. Airing cupboard containing the wall mounted Worcester combination boiler providing the central heating and hot water.

Family Bathroom

7' 7" x 5' 5" (2.31m x 1.65m)

Low level WC. Pedestal wash hand basin with mixer tap. Panelled bath with mixer shower over. Vertical radiator. Ceramic wall tiles and floor tiles. Down lighting.

Bedroom 1

15' 9" x 9' 2" (4.80m x 2.79m)

UPVC window to rear. Radiator. Built in wardrobes.

Bedroom 2

8' 8" x 12' 5" (2.64m x 3.79m)

UPVC window to front. Radiator. Built in wardrobes.

Bedroom 3

9' 1" x 7' 6" (2.77m x 2.29m)

UPVC window to rear. Built in wardrobe. Radiator.





GARDEN

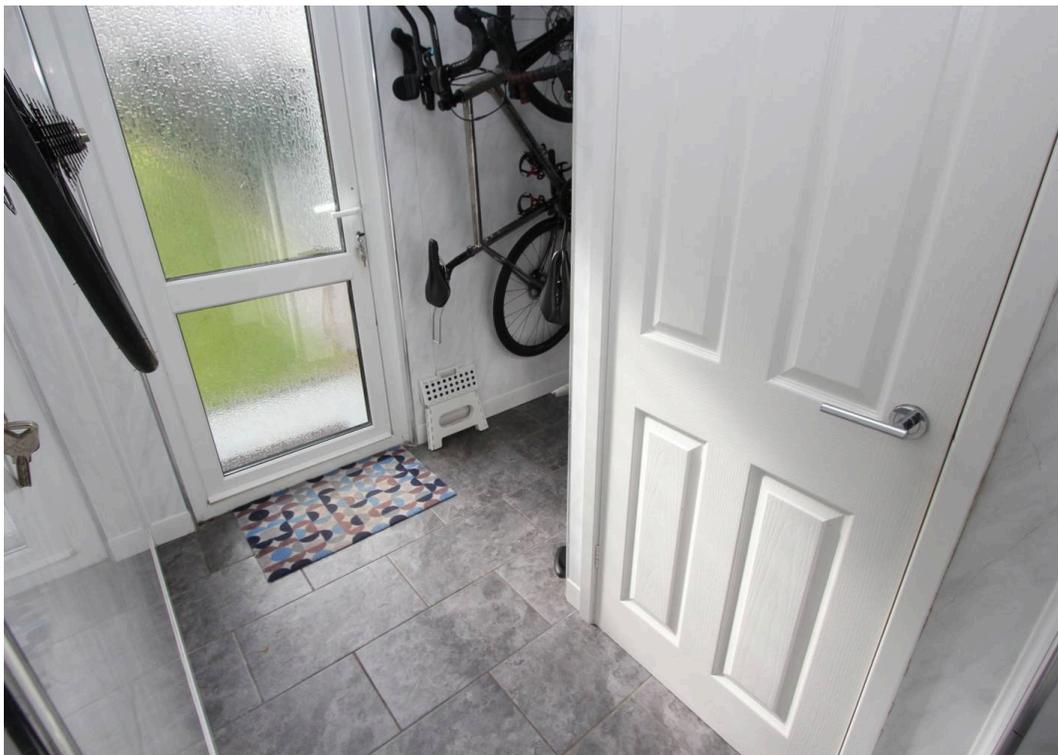
Front garden - Laid to lawn, open plan. New electric car charging point. Rear garden - Decking area for table and chairs. An impressive enclosed sunny garden, laid to lawn with shed, gate to rear and water tap. Mature trees.

DRIVEWAY

1 Parking Space

Driveway providing off road parking for 1 car. New electric car charger installed.







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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.