



## Well Walk, St Athan

### £210,000

- Built by Barratt Homes. Council Tax Band D
- Quiet cul-de-sac location close to woodland and children's play park nearby
- Living room, ground floor WC, Kitchen/diner, two bedrooms and bathroom
- Enclosed rear garden and two allocated parking spaces
- Walking distance to amenities. Close to Heritage Coastline
- To be sold chain free
- EPC Rating: B



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## About the property

Step inside this modern home located in a quiet cul-de-sac of properties built by Barratt Homes with a woodland outlook to the front aspect and a children's play park nearby. The property features a convenient cloakroom, living room with stairs leading to the first floor and a kitchen dining room with doors leading to the rear garden to the ground floor and two bedrooms and a family bathroom to the first floor. Outside you'll find a small frontage laid to lawn with mature shrubs, an enclosed rear garden with lawn and patio areas with a gate leading to the car park with two allocated car parking spaces.

Enjoy the convenience of nearby amenities, all within walking distance, including a Co-op supermarket, post office, chemist, two GP surgeries, St Athan Church, a pub, restaurant, and petrol station. The charming market town of Cowbridge is just a short drive away, with excellent road links via the B4265 to Cardiff, Barry, and Bridgend. You're also only moments from the stunning Heritage Coastline and local beaches, with railway stations at Llantwit Major and Rhoose nearby for easy commuting.







## Accommodation

### Porch

Entered via composite front door, radiator, laminate flooring, doors to WC and living room.

### Wc

Push button WC, wash hand basin with tiled splash back, radiator, laminate flooring.

### Living Room

11' 5" x 10' 8" ( 3.48m x 3.25m )

UPVC double glazed window to front, stairs leading to the first floor, door leading to the kitchen / dining room, radiator, carpeted.

### Kitchen / Dining Room

14' 4" (Max) x 9' 3" ( 4.37m (Max) x 2.82m )

Units to base and wall height with one housing the boiler, wood effect work tops inset with four ring gas hob with extractor hood over and oven below, stainless steel sink and drainer, wood effect up stands, large storage cupboard, space for upright fridge / freezer, space and plumbing for washing machine, UPVC double glazed French doors leading to the rear garden with windows either side, vinyl flooring, radiator.

### Landing

UPVC double glazed obscured window to side, radiator, carpeted.

### Bedroom One

10' 11" x 10' 8" ( 3.33m x 3.25m )

UPVC double glazed window to front, large recessed cupboard for wardrobe space, access to loft space, radiator, carpeted.

### Bedroom Two

11' 2" x 7' 10" ( 3.40m x 2.39m )

UPVC double glazed window to rear, radiator, carpeted.

### Bathroom

UPVC double glazed window to rear, bath with shower over and tiled surround, push button WC, pedestal wash hand basin with tiled surround, radiator, vinyl flooring, extractor fan.

### Front Garden

Mostly laid to lawn with mature shrubs, pathway leading to the front door.

### Rear Garden

Mostly laid to lawn with patio area, fencing to boundaries, gate leading to the parking area.

### Parking

Car park with two allocated parking spaces.

## Floorplan



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