



## Tathan Crescent, St Athan

**£290,000**

- Council tax band E
- Versatile dormer bungalow
- Lounge / dining room and separate kitchen
- Ground floor bathroom and Separate WC to the first floor
- Driveway parking and detached garage
- Front and rear gardens
- EPC Rating: D



 3  1  1



## About the property

Versatile detached dormer bungalow set within an established area of St Athan and close to all amenities comprising of: Hallway, lounge / dining room, kitchen, third bedroom and modern shower room to the ground floor and two further bedrooms and separate WC to the first floor.

Externally the property offers a front garden laid to decorative stone, driveway to side for two vehicles with detached garage which has been partially converted into a summer house by the current owner and access to the low maintenance rear garden.

Located close to the Heritage coastline and the village of St Athan, everything you need is within easy reach. Whether you're popping out for groceries, heading to the beach, or meeting friends for coffee, you'll appreciate the convenience this location offers.







## Accommodation

### Hallway

Entered via UPVC front door with side panel, parquet flooring, stairs leading to the first floor, doors leading to lounge / dining room, kitchen, bedroom three and bathroom, radiator.

### Lounge / Dining Room

24' 2" x 12' 11" ( 7.37m x 3.94m )

UPVC double glazed windows to front and side, radiator, parquet flooring, doors leading to kitchen.

### Kitchen

17' 11" x 8' 9" ( 5.46m x 2.67m )

Units to base height, worktops inset with stainless steel sink and drainer, gas hob with stainless steel splash back, space and plumbing for dishwasher and washing machine, eye level oven, breakfast bar, vinyl flooring, UPVC double glazed window overlooking the rear garden and UPVC double glazed French doors leading to the rear garden.

### Bedroom Three

12' 3" x 9' 1" ( 3.73m x 2.77m )

UPVC double glazed window to front, radiator, carpeted.

### Shower Room

Obscured UPVC double glazed window to side, walk in shower, WC and wash hand basin vanity unit, chrome ladder style radiator, tiled flooring.

### First Floor Landing

Doors leading to two bedrooms and WC.

### Bedroom One

12' 8" x 11' 5" ( 3.86m x 3.48m )

UPVC double glazed window to front, fitted wardrobes, radiator.

### Bedroom Two

12' 3" x 9' 1" ( 3.73m x 2.77m )

UPVC double glazed window to front, radiator, carpeted.

### Wc

WC, vanity wash hand basin unit, tiled splashbacks, vinyl flooring.

### Front Garden

Laid to decorative stone, driveway for two vehicles to side with access to garage with up and over door.

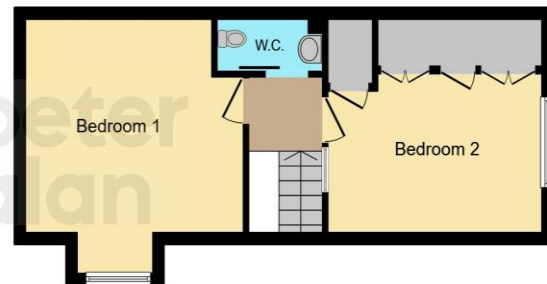
### Rear Garden

Low maintenance generous rear garden laid to decorative stone and patio areas, access via UPVC sliding doors to rear of the garage which the vendor has converted into a summer house and UPVC door leading to the front of the garage which remains as a storage area.

## Floorplan



**Ground Floor**



**First Floor**

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