



St Johns Hill, St Athan

£245,000

- Council tax band D
- Improved by the current owners including a recently installed en suite and boiler
- Character Property with off road parking space
- Located in the popular Village of St Athan
- Lounge, dining room, kitchen and utility room to the ground floor.



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About the property

This well presented charming character property has been improved by the current owners is set in a desirable location with proximity to local amenities and is ideal for first time buyers and growing families.

The property has two reception rooms, the first being a separate space with a cosy fireplace, perfect for relaxing evenings. The second reception room is open plan to the kitchen, creating an ideal area for socialising and family time. The heart of the home is the kitchen, which boasts granite worktops, an abundance of natural light, and a convenient utility room. The kitchen also provides easy access to the garden, ideal for alfresco dining and entertaining during the warmer months.

To the first floor is the family bathroom in addition to the main bedroom which benefits from a dressing area and recently installed en suite. There is a further double bedroom and the third bedroom is currently being utilised as a dressing room. Externally the property benefits from a low maintenance front garden laid with decorative chippings and benefitting from a parking space opposite, a private, enclosed rear garden with raised patio area, storage shed and access to an additional area which could be used as a parking area/driveway subject to the usual consents to have a drop curb from the main road. This house offers a perfect balance of comfort, character, and convenience. Don't miss out on this fantastic opportunity.





Accommodation

Hallway

Entered via obscured glazed front door, radiator, stairs to the first floor, door through to the lounge.

Lounge

15' 11" x 11' 7" (4.85m x 3.53m)

UPVC double glazed windows overlooking the front garden, feature fire place with stone surround and recesses with fitted cupboards either side, radiator, door leading to dining room.

Dining Room

10' 6" x 8' 9" (3.20m x 2.67m)

Decorative fireplace with recessed shelving either side, radiator, opening through to kitchen.

Kitchen

Units to base height, granite worktops inset with Belfast sink, electric hob with stainless steel extractor hood over and oven below, granite upstands, glass splash back, double glazed windows overlooking the rear garden, radiator, vinyl flooring, wooden stable door leading to the rear garden, door to utility room.

Utility Room

11' 6" x 4' 7" (3.51m x 1.40m)

Units to base height, worktop inset with Belfast sink, space for upright fridge/freezer, space and plumbing for washing machine, recessed shelving, radiator.

First Floor Landing

Doors leading to family bathroom and bedrooms, carpeted.

Bedroom One

Double glazed window overlooking the rear garden, radiators, carpeted, dressing area, opening to ensuite.

En Suite

Recently fitted shower cubicle with tiled surround, WC and vanity wash hand basin unit, cupboard housing recently installed boiler.

Bedroom Two

11' 11" x 6' 5" (max into recess) (3.63m x 1.96m (max into recess))

UPVC double glazed window to front, radiator, carpeted.

Bedroom Three

9' (Max into recess) x 8' 6" (2.74m (Max into recess) x 2.59m)

Currently utilised as a dressing room with UPVC double glazed window to front, radiator, carpeted, fitted wardrobes to one wall.

Bathroom

Bath with shower attachment, WC, pedestal wash hand basin, tiled walls, skylight, radiator, wooden flooring.

To The Exterior

To the front: Path leading to the front door accessed by a wooden pedestrian gate, walls to boundaries, decorative chippings. Off road parking space opposite the property, additional parking to the roadway fronting the property. To the rear: enclosed split level garden with raised patio seating area, storage shed to the lower garden area, gated access to land at the rear of the property which we are advised by the vendor is within the title and could possibly be converted to off road parking, with access to the roadway.

Floorplan



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