



17 Clive Road, St Athan, CF62 4JD

£120,000

BRINSONS & BIRT

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A SPACIOUS family home conveniently located on the outskirts of this popular development within WALKING DISTANCE to St Athan Village and offered with NO CHAIN. 4 BEDROOMS with 2 RECEPTION rooms and DOWNSTAIRS SHOWER ROOM. This property is perfect for FIRST TIME BUYERS and INVESTORS.

Accommodation

GROUND FLOOR

Entrance Hallway

The property is accessed via a Upvc double glazed front door into entrance hallway comprising: Carpet, Double radiator. Ceiling light. Stairs to first floor. Glazed door to:

WC/Shower Room

Tiled floor, Fully tiled walls. Shower cubicle with electric shower. Low level WC. Wash hand basin with unit. Mirrored wall cabinet. Double radiator, Spotlights to ceiling. Extractor fan. Understairs storage cupboard. Door to cupboard housing gas combination boiler (installed 2015). Window to side.

Lounge 13'7" x 10'9" (4.14m x 3.28m)

Upvc double glazed window to front overlooking garden. Carpet. Double radiator. TV & power points. Ceiling light. Arched opening to:

Dining Room 10'7" x 10'9" (3.23m x 3.28m)

Upvc double glazed French doors to garden. Carpet. Radiator. Ceiling light. Power point. Arched opening to:

Kitchen 10'9" x 7'4" (3.28m x 2.24m)

Upvc double glazed window to rear. Tiled floor. Fully tiled walls. Range of wall and base units. Stainless steel single bowl/drainers sink unit. Space for gas cooker. Space for washing machine/dishwasher. Ceiling light. Power points.

FIRST FLOOR

Landing

Stairs from ground floor with Upvc double glazed window to rear. Carpet. Storage cupboard with light and power point. Further storage cupboard containing radiator and shelves. Loft access. Ceiling light.

Bedroom 1 10'4" x 10'3" (3.15m x 3.12m)

Upvc double glazed window to front. Fitted wardrobe. Carpet. Radiator. Ceiling light. Aerial and power points.

Bedroom 2 11'3" x 11'1" (3.43m x 3.38m)

Upvc double glazed window to front. Fitted wardrobe. Vinyl floor. Radiator. Ceiling light. Aerial and power points.

Bedroom 3 11'2" x 9'8" (3.40m x 2.95m)

Upvc double glazed window to front. Fitted wardrobe. Carpet. Radiator. Ceiling light. Aerial and power points.

Bedroom 4 8'1" x 7'0" (2.46m x 2.13m)

Upvc double glazed window to rear. Fitted wardrobe. Carpet. Radiator. Ceiling light. Aerial and power points.

Bathroom

Upvc double glazed opaque window to side. Tiled floor. Fully tiled walls. Panelled bath with electric shower over and glass shower screen. Low level WC. Pedestal wash hand basin. Mirrored wall cabinet. Ceiling light. Extractor fan. Radiator.

OUTSIDE

Private fenced front garden laid mainly to lawn with gated pedestrian access from the side. Double storage shed. The property benefits from 2 allocated parking spaces (numbered 21 & 41) located a short distance away.

SERVICES

Mains gas and electricity. Water is included in a monthly estate maintenance charge.

DECLARATION

Please take note the sale of this property is through a relative of a Brinsons employee.



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Awaiting
Floor Plans



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