



41 St. Johns View, St. Athan

£395,000 Freehold

DETACHED FAMILY HOME. • 4 DOUBLE BEDROOMS. • GCH COMBI. UPVC. • UTILITY. CLOAKROOM/WC. • KITCHEN/DINER. • DOUBLE DRIVEWAY. GARAGE. • VERY WELL PRESENTED. • QUIET CUL DE SAC. • VERY CLOSE TO VILLAGE SHOPS ETC. • EPC B82.





In a quite cul de sac position, lies this impressive detached Barratts family home, located in the village of St Athan, Vale of Glamorgan - walking distance of local shops, amenities and schools - and within easy reach of the heritage Coastline and beaches. 41 St Johns View briefly comprises; to the first floor - entrance hallway, sitting room, kitchen/diner, utility, and cloakroom/WC. To the first floor are 4 double bedrooms, family bathroom and en-suite to the master bedroom. Outside to the front is the garden, driveway for three cars, and garage. To the rear is a lawned sunny garden. The property enjoys gas central heating with a combination boiler, UPVC windows and doors - with French doors to the rear. A unique opportunity to acquire such a property in a quiet position and so central to the village. Please note there is a service charge with this property used for the maintenance and upkeep of the development. Viewings are highly recommended to fully appreciate the presentation and spacious accommodation.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





GROUND FLOOR

Entrance Hallway

Opaque glazed front entrance door. Radiator. Stairs to first floor. Wood effect flooring. Under stairs cupboard. Doors to kitchen/diner and sitting room.

Sitting Room

10' 10" x 19' 4" (3.30m x 5.89m)

UPVC bay window to front. Radiators. Wood effect flooring.

Kitchen/Diner

17' 2" x 15' 0" (5.23m x 4.57m)

UPVC French doors to rear. UPVC window to rear. Wood effect flooring. Radiator. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Wood effect flooring. Radiator. Inset stainless steel one and half bowl sink with mixer tap. Integrated dish washer, fridge and freezer. Partially tiled walls. gas hob with hood. Eye level oven. Wood effect flooring. Door to utility.

Utility

5' 4" x 6' 7" (1.63m x 2.01m)

Radiator. Eye level units and base units with work surface over. Space for white goods. Wood effect flooring. Glazed door to rear. Door to cloakroom/WC.

Cloakroom/WC

5' 3" x 3' 1" (1.60m x 0.94m)

UPVC opaque window to side. Low level WC. Corner wash hand basin with mixer tap. Partially tiled walls.





