



Clarendon, 2 St. Johns Hill, St Athan

£250,000

- Beautifully presented character property in the popular village of St Athan, recently redecorated and fitted with new carpets throughout, creating a stylish, move-in-ready home.
- Thoughtfully improved by the current owners, including a recently installed en suite and boiler, while retaining plenty of charm and character.
- Cosy lounge featuring a newly installed log burner, along with a separate dining room, kitchen and utility room to the ground floor.
- Three first-floor bedrooms, including a principal bedroom with en suite, plus a well-appointed family bathroom.
- Enclosed rear garden with raised patio and storage shed, together with the benefit of an off-road parking space.
- EPC Rating: D



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About the property

This beautifully presented and charming character property has been thoughtfully improved by the current owners, including a newly installed log burner, new carpets throughout, and recent redecoration, creating a stylish home ready to move straight into. Situated in a desirable location within easy reach of local amenities, the property is ideal for first-time buyers and growing families alike.

The property offers two reception rooms, the first being a separate cosy living space centred around the attractive log burner, perfect for relaxing evenings. The second reception room is open plan to the kitchen, creating an ideal area for entertaining, socialising and family life.

The heart of the home is the kitchen, with granite worktops, an abundance of natural light, and a convenient utility room. The kitchen also provides easy access to the garden, ideal for entertaining during the warmer months.

To the first floor is the family bathroom in addition to the principal bedroom, which benefits from a dressing area and a recently installed en suite. There is a further double bedroom, while the third bedroom is currently utilised as a dressing room.

Externally, the property benefits from a low-maintenance front garden laid with decorative chippings and a parking space opposite. To the rear is a private, enclosed garden featuring a raised patio area, storage shed, and access to an additional area which could potentially be used as a driveway/parking area subject to consent.



Hallway

Carpeted stairs rising to the first floor, radiator and door leading to all ground floor rooms.

Lounge

15' 11" x 11' 7" (4.85m x 3.53m)
UPVC double glazed windows overlooking the front garden, feature log burner 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, newly laid carpets.

Bedroom One

Spacious bedroom with box bay window overlooking the rear garden, dressing area. Newly fitted carpets and access to en-suite.

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 in to recess (3.63m x 1.96m max in to recess)
UPVC double glazed window to front, radiator, carpeted.

Bedroom Three

9' 1" max into recess x 8' 6" (2.77m max into recess x 2.59m)
Currently utilised as a dressing room with UPVC double glazed window to front, radiator, newly laid carpets, 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.

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Floorplan



Total floor area 100.3 m² (1,079 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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