



## 30 Drake Close, St. Athan

£250,000 Freehold

THREE BEDROOM SEMI-DETACHED FAMILY HOME • BEAUTIFULLY PRESENTED THROUGHOUT • MODERN FITTED KITCHEN • SPACIOUS OPEN PLAN DINING ROOM AND LOUNGE • FIRST FLOOR SHOWER ROOM AND GROUND FLOOR WC • WELL MAINTAINED FRONT AND REAR GARDENS • DRIVEWAY AND GARAGE • EPC TBC





This beautifully presented three bedroom semi-detached family home offers spacious and versatile accommodation, making it an ideal choice for families or those seeking comfortable living in a sought-after location. The property features a welcoming entrance hall leading to a modern fitted kitchen, which is thoughtfully designed with ample storage and worktop space. The impressive open plan dining room and lounge provide a bright and airy environment, perfect for both relaxing and entertaining. A Large window and French doors ensure plenty of natural light, while tasteful décor creates a warm and inviting atmosphere. Completing the ground floor is a convenient WC. The first floor hosts three well-proportioned bedrooms, all finished to a high standard. A contemporary shower room completes the first floor, offering modern fixtures and fittings for every-day comfort. The property also benefits from gas central heating and double glazing throughout.

Externally, the property boasts a generous and sunny rear garden which is fully enclosed, ensuring privacy and security for all the family. The garden is predominantly laid to lawn, complemented by areas of patio, decorative stones and decking, making it an ideal space for outdoor entertaining or relaxation. Well established trees and shrubs provide year-round interest and a sense of tranquillity. To the rear, a decked area with a corner pergola offers an inviting spot for seating and is perfect for growing climbing plants. An additional pergola with a clear roof covers the patio area, providing a shaded retreat during warmer months. A brick storage shed offers practical storage solutions for garden equipment. The front garden is also fully enclosed and mainly laid to lawn, with a variety of mature plants, shrubs and trees, creating a welcoming approach to the property. A pedestrian gate and paved pathway lead to the front door. For parking, the property includes a garage suitable for one small vehicle, as well as a long driveway offering off-road parking for up to two vehicles (nose-to-tail). This property combines well maintained outdoor spaces with practical features, making it an excellent family home.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



#### REAR GARDEN

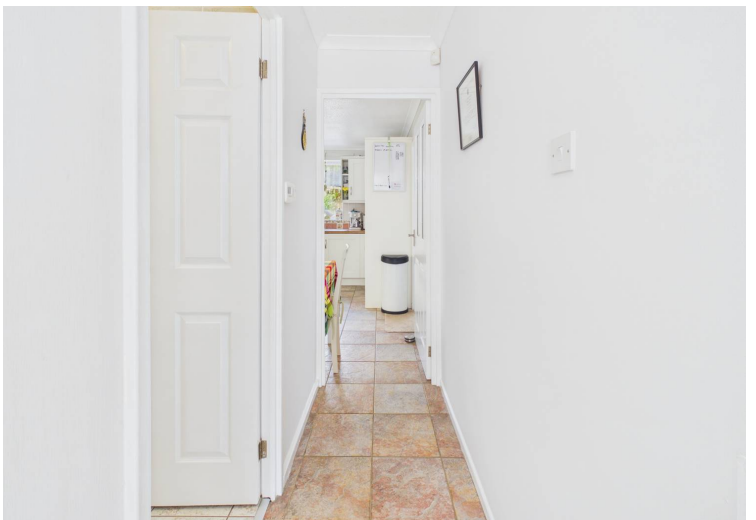
A generous, sunny, fully enclosed rear garden. Largely laid to lawn with areas of patio, decorative stones and decking. The garden has many well established trees and shrubs. To the rear there is an area of decking ideal for outdoor seating complete with a corner pergola, ideal for growing picturesque climbing plants. There is a further pergola with a clear roof to the patio area, providing a shaded seating area for residents. The garden also features a handy brick storage shed.

#### FRONT GARDEN

A pedestrian gate and paved pathway lead to the front door. The front garden is fully enclosed and is largely laid to lawn, with many well established plants, shrubs and trees, creating a welcoming approach to the property.



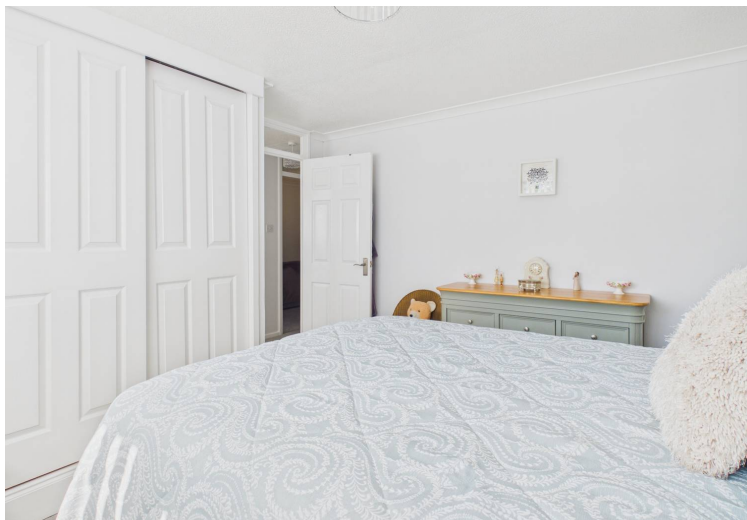
blackbear

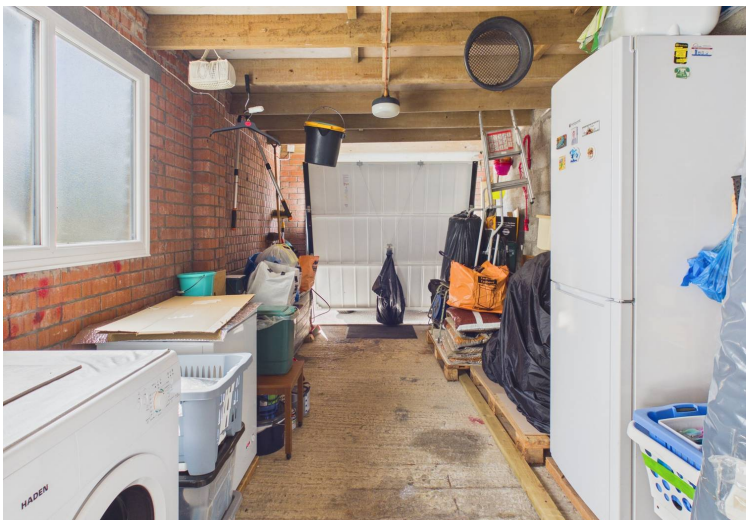
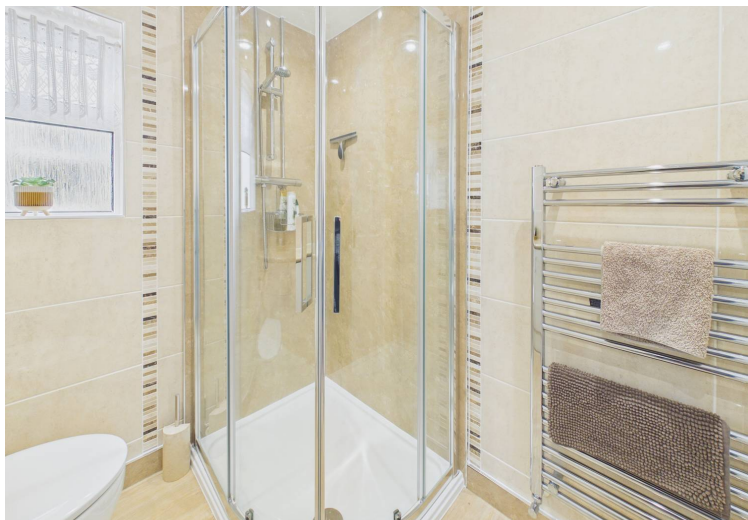


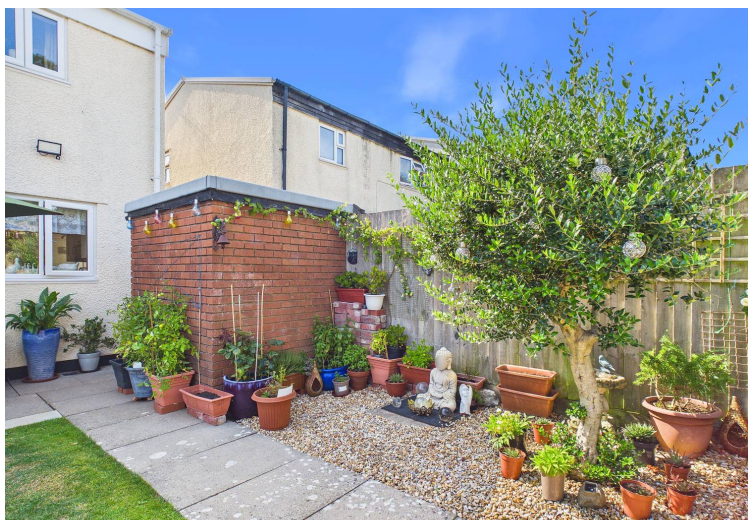
















64.7 m<sup>2</sup>  
695 ft<sup>2</sup>

0.1 m<sup>2</sup>  
1 ft<sup>2</sup>

Reduced headroom  
..... Below 1.5 m/5 ft

GIRAFFE 360

