



Pinewood Square, St Athan

offers over £170,000

- Renovated throughout & being sold with no onward chain
- Two double bedrooms plus loft room
- Brand new Howdens kitchen
- Log burner & attractive garden views
- Front & rear gardens with potential parking,
- EPC Rating: C



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About the property

A beautifully renovated and light-filled two double bedroom mid-terrace property, offering a versatile loft room with Velux window and eaves storage.

The property has been updated throughout, including a brand new Howdens kitchen, new radiators, flooring and decoration, making it ready to move straight into. The bright lounge features a log burner, large double-glazed window and recessed shelving.

The first floor provides two generous double bedrooms, with the second enjoying views over the surrounding fields. Three piece bathroom suite with new sanitaryware. The loft room provides useful additional space for a home office, hobby room or storage.

Externally, there are front and rear gardens, with the rear garden offering potential to create off-road parking, subject to the necessary permissions. The property is conveniently located for local amenities, schools and the Heritage Coastline.

Internal viewing is highly recommended.



Hallway

Enter property via an obscure glazed PVC entrance door, wood-effect flooring, hooks for coats, radiator and stairs to first floor.

Lounge

Bright reception room with large double-glazed window, log burner with black flagstone hearth, large radiator, recessed shelving and wood-effect vinyl flooring.

Kitchen / Dining

Brand new Howdens kitchen with wall and base units, complimentary worktop, integrated oven, Lamona four-ring gas hob, chimney cooker hood in chrome, stainless-steel sink and drainer, space for appliances and understairs storage. Large double glazed window overlooking the garden. Radiator and a continuation of the wood effect vinyl flooring from the lounge.

Outer Hallway

Accessed via an obscure glazed PVC door. Wood effect vinyl flooring. Radiator. Electric meter and consumer box

First Floor Landing

Carpeted stairs leading from the entrance hallway. Carpeted landing provides access to both bedrooms and bathroom. Alarm pad and feature double glazed window.

Bedroom One

Sizeable double bedroom with large window overlooking the garden. Fitted carpets. Radiator.

Bedroom Two

A double bedroom with double glazed window with views towards fields. Radiator and fitted carpets.

Bathroom

Fitted with a three piece suite, comprising panel bath with overhead shower and folding glass shower screen. New wash hand basin inset in vanity unit and newly fitted w.c. Obscure glazed window. Heated ladder radiator in white. Wood effect vinyl flooring and part tiled walls.

Loft Room

Accessed via a carpeted staircase. Fitted carpets. Velux window and eaves storage.

External

The property benefits from both front and rear gardens. To the front, the garden enjoys a sunny aspect and is predominantly laid to lawn, with fenced boundaries and a pedestrian gateway. A newly laid sandstone pathway and patio area wraps nicely around the lawned area. There is also a useful storage shed with a new roof, replaced in 2026, together with established planted shrubbery.

To the rear, there is a low-maintenance garden featuring sandstone chippings and a sandstone pathway leading to the rear door. The garden is enclosed by fenced boundaries and offers potential for off-road parking, subject to the necessary permissions.

Additional Information

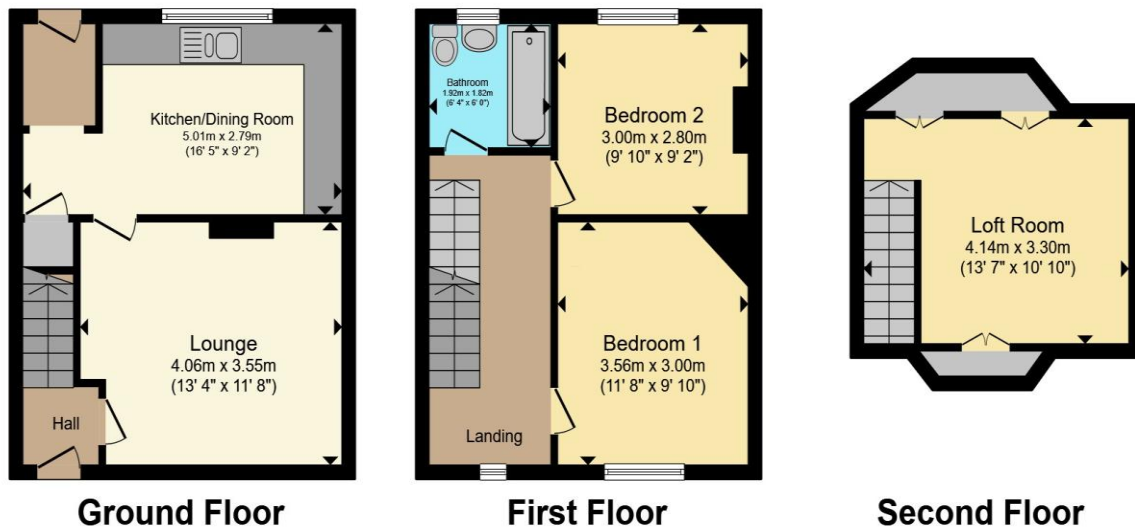
Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

There is an estate management charge of approx £100 per annum paid by all residents.

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Floorplan



Total floor area 81.2 m² (874 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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