



Mallory Close, St Athan
£125,000

- Chain-free three-bedroom family home
- Excellent opportunity for first-time buyers and investors
- Requires updating throughout with great potential
- Spacious living room and kitchen/diner with doors opening to the rear garden
- Ground floor cloakroom/WC and family bathroom
- Two double bedrooms and one single bedroom, all with built-in wardrobes
- Low maintenance garden, allocated parking space, and convenient access to local amenities and transport links
- Of Non Standard Construction- Wimpey No Fines
- EPC Rating: D



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About the property

Ideal First-Time Buy or Investment Opportunity - Three bedroom home requiring updating throughout, featuring a spacious living room, kitchen/diner, cloakroom, rear garden, and allocated parking, conveniently located close to local amenities and transport links.





Hallway

Entered via UPVC obscured double glazed front door, wood effect flooring, doors to kitchen/dining room, lounge and WC, under stair storage cupboard, carpeted stairs leading to the first floor.

Wc

UPVC double glazed obscured window to front, wash hand basin with tiled splash back, WC.

Lounge

15' 3" x 11' (4.65m x 3.35m)

UPVC double glazed window overlooking the rear garden, radiator, wood effect flooring, door leading to the kitchen/ dining room.

Kitchen/Dining Room

17' 1" x 9' 7" (5.21m x 2.92m)

Units to base and wall height, worktops inset with stainless steel sink and drainer, cupboard, wood effect and vinyl flooring, radiators, UPVC double glazed French doors leading to the rear garden. UPVC double glazed window to front.

First Floor Landing

UPVC double glazed window to front, doors to three bedrooms and bathroom, cupboard, access to loft space, radiator, carpeted.

Bedroom One

11' 7" x 11' 3" (3.53m x 3.43m)

UPVC double glazed window to front, wardrobes, radiator, carpeted.

Bedroom Two

11' 1" x 9' 10" (3.38m x 3.00m)

A further double bedroom with UPVC double glazed window to front, wardrobes, radiator, carpeted.



Bedroom Three

8' x 7' (2.44m x 2.13m)

A single bedroom with UPVC double glazed window to front, wardrobe, radiator, carpeted.

Bathroom

UPVC double glazed window, WC, pedestal wash hand basin, bath, partially tiled walls.

Rear Garden

Low maintenance rear garden with brick built storage shed, fencing to boundaries, gate leading to green area to the rear.

Additional Information

There is an estate management charge of approximately £40 per month for this property. This charge is used for the upkeep, maintenance and management of the estate.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Floorplan



Ground Floor



First Floor

Total floor area 83.3 m² (897 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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