25 Shackleton Close, St. Athan

£169,995 Freehold

END OF TERRACE FAMILY HOME. • 4 BEDROOMS. • CLOAKROOM/WC. UTILITY. • SUNNY REAR GARDEN. • GCH. UPVC. • POPULAR VILLAGE LOCATION. • GARAGE. IDEAL FIRST TIME BUY. • EPC C71.

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This well proportioned FOUR BEDROOM family home is located in a popular development of St Athan, Vale of Glamorgan, within easy reach of local village shops, schools and the Heritage Coastline. The property comprises entrance hallway, sitting room, kitchen, dining room, utility room and cloakroom/WC to the ground floor. To the first floor are FOUR BEDROOMS and a family bathroom. Outside to the rear is a level SOUTH FACING GARDEN, together with a nearby GARAGE. The property enjoys UPVC WINDOWS AND DOORS, and gas central heating with a COMBINATION BOILER. Ideal for a FAMILY or FIRST TIME BUYER. Please note there is a monthly/yearly maintenance charge with this property. This charge is used for the upkeep, maintenance and management of the estate.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

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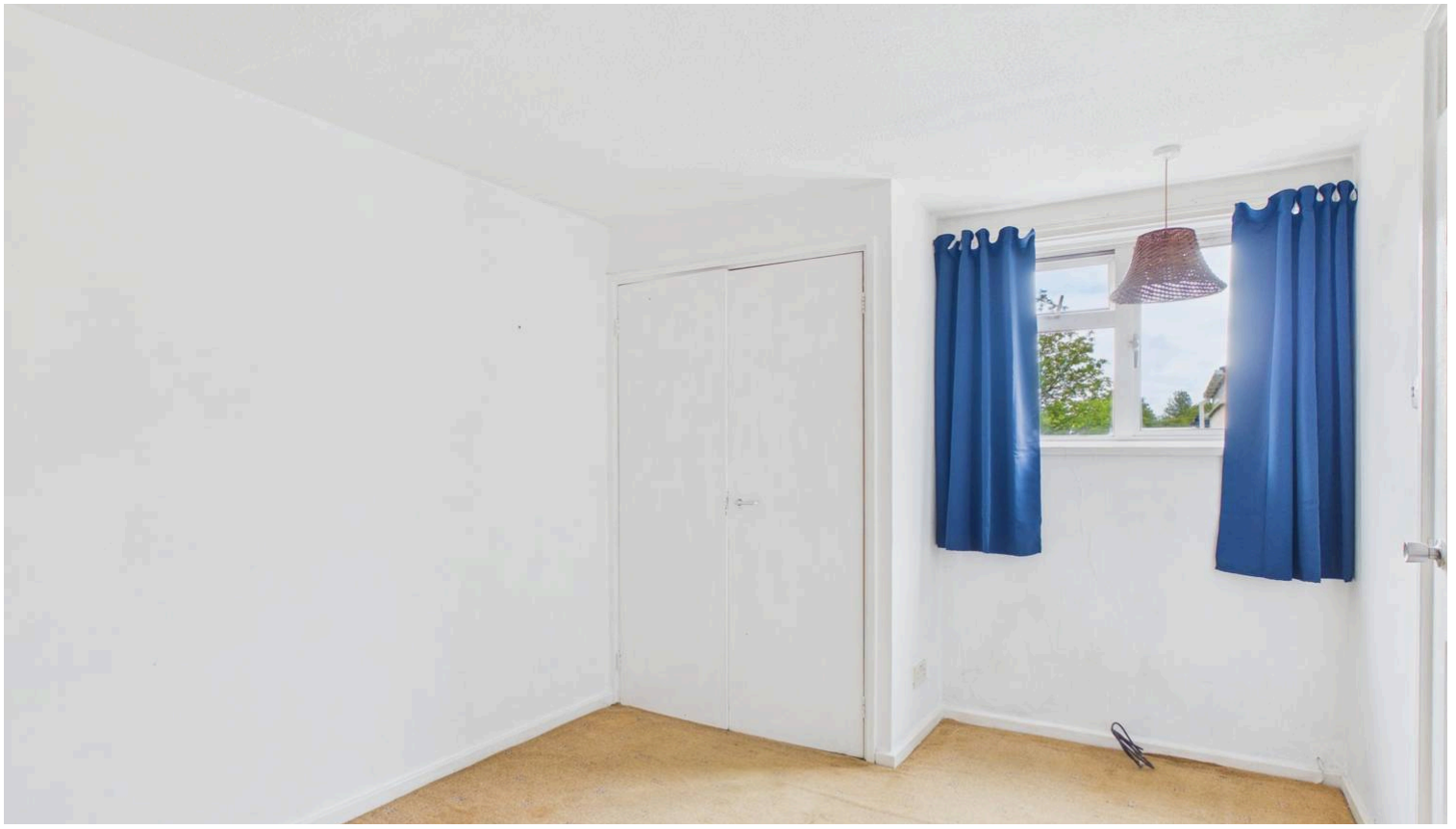

GROUND FLOOR

Entrance Hallway
uPVC opaque glazed front entrance door, stairs to first floor, doors to utility room, cloakroom WC and sitting room, opening to kitchen, under stairs cupboard, storage cupboard, vertical radiator.

Cloakroom WC
uPVC opaque window to front, low level WC, wash hand basin, radiator, ceramic floor tiles, ceramic wall tiles.

Kitchen
12' 3" x 7' 11" (3.73m x 2.41m)
Fully fitted kitchen comprising eye level units, base units with work surfaces over, inset 1.5 bowl stainless steel sink with mixer tap, space for white goods, fridge, eye level oven, ceramic wall tiles, inset gas hob with hood, glazed door to dining room.

Dining Room
9' 9" x 10' 8" (2.97m x 3.25m)
uPVC French doors to rear, radiator, wood effect flooring.

Sitting Room
11' 1" x 13' 11" (3.38m x 4.24m)
uPVC window to the rear, wood effect flooring, vertical radiator.

4 1.30m x 1.93m)
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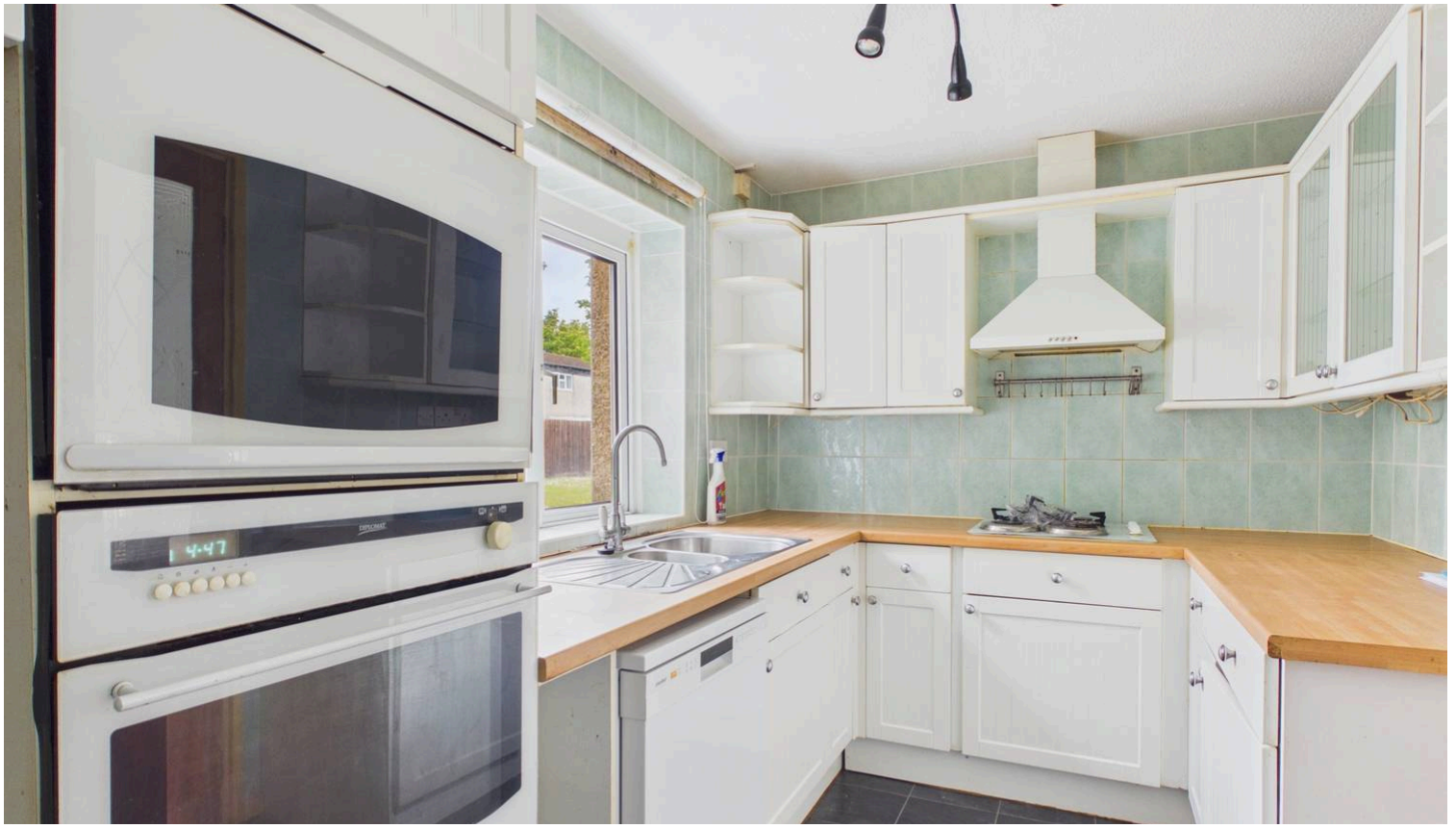
FIRST FLOOR



Utility Room
4’ 3” x 6’ 4” (1.30m x 1.93m)
uPVC window to side, door to front, space for white goods.

FIRST FLOOR

Landing
Radiator, loft access, airing cupboard with wall mounted combination boiler providing the central heating and hot water, built in large storage cupboard.

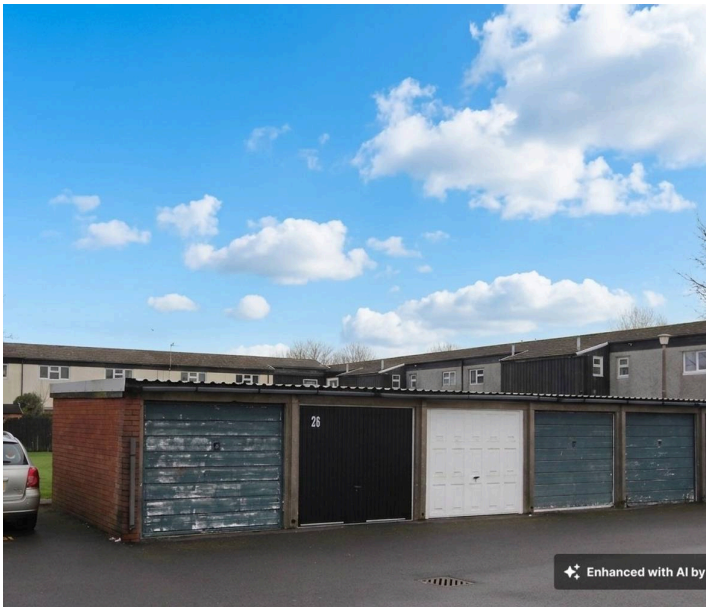
Bedroom One
13’ 11” x 11’ 3” (4.24m x 3.43m)
uPVC window to rear, radiator, built in wardrobe.

Bedroom Two
11’ 1” x 9’ 8” (3.38m x 2.95m)
uPVC window to rear, radiator, built in wardrobe.

Bedroom Three
13’ 4” x 9’ 4” (4.06m x 2.85m)
uPVC window to front, radiator, built in wardrobe.

Bedroom Four
8’ 1” x 7’ 3” (2.46m x 2.21m)
uPVC window to front, radiator, wood effect flooring, built in wardrobe.

Family Bathroom
6’ 2” x 6’ 10” (1.88m x 2.08m)
O[illegible]ow to side, low level WC, pedestal wash hand ba[illegible]bath with mixer shower over, radiator, vinyl fl[illegible]g.



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