

19 Starling Road
St
Athan
Barry
The Vale Of Glamorgan

£175,000



- Three Bedroom Property
- Mid Terrace
- Open Plan Lounge/Kitchen/Dining Room
- Driveway
- Front & Rear Garden
- Close To Llantwit Major Shops, and schools
- Ideal For First Time Buyers/Investors
- NO CHAIN
- Well Presented Throughout
- Viewing's are highly recommended, Please call 01446 502806

Ref: PRB10175

Viewing Instructions: Strictly By Appointment Only



General Description

Daniel Matthew Estate Agents are pleased to offer for sale this immaculate mid terrace property, situated in a popular development in St Athan, within walking distance from Llantwit Major shops, local amenities and schools. An ideal property for First Time Buyers or Investors. Property comprises to the ground floor, hallway, a large open plan lounge/kitchen/dining room which is ideal for hosting. To the first floor, two bedrooms and family bathroom. To the second floor is bedroom three which is a converted loft with building regulations in place. Further benefits are front and rear garden with driveway, open greenery to the front of the property, UPVC double glazing throughout and gas central heating with a combination boiler. Viewing's are highly recommended, please contact a member of our team on 01446 502806. (Property is ex MOD and therefore subject to a management fee).

Accommodation

Hallway

Enter via composite door leading into hallway, plastered ceiling, plastered walls, vinyl flooring, stair case leading to first floor, door leading into lounge/kitchen/dining room, radiator.



Open Plan Lounge/Kitchen/Diner (21' 02" x 16' 05") or (6.45m x 5.00m)

An open plan living area which is perfect for hosting,

Lounge - UPVC double glazed window to front and rear aspect, plastered ceiling, plastered walls, wood effect laminate flooring, radiator.

Kitchen - UPVC double glazed window to rear aspect, partially tiled walls, wood effect laminate flooring, a range of matching wall and base units with complimentary work surfaces, inset stainless steel one and a half bowl sink with drainer and mixer taps, Integrated cooker with gas hob and extractor fan, wall mounted combination boiler, space for fridge/freezer, plumbing for washing machine, radiator, under stairs cupboard, an area for dining table and chairs.



Landing

Plastered ceiling, plastered walls, fitted carpet, doors leading to two bedrooms and bathroom, door leading to bedroom three located on second floor.



Bedroom One (11' 08" x 10' 02") or (3.56m x 3.10m)

UPVC window to front aspect, plastered ceiling, plastered walls with one papered feature wall and dado rail, fitted carpet, radiator.



Bedroom Two (9' 02" x 8' 08") or (2.79m x 2.64m)

UPVC double glazed window to rear aspect, plastered ceiling, plastered walls, fitted carpet, radiator, storage cupboard.



Bathroom

UPVC double glazed obscured window to rear aspect, plastered ceiling, tiled floor to ceiling, three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap and panelled p-shaped bath with mixer tap and over head mains shower, radiator.



Second Floor Landing

Plastered ceiling, plastered walls, fitted carpet, staircase leading to second floor with fire door leading into bedroom three.



Bedroom Three (15' 01" x 9' 03") or (4.60m x 2.82m)

Converted Loft Room which has all building regulations in place, velux window to front aspect, plastered ceiling, plastered walls, fitted carpet, radiator, eaves with storage.

Outside

Front - Fenced boundaries, stone chipping's, pathway leading to front door, laid to lawn area.

Rear - Fenced boundaries, plastic decking tiled area, stone chipping's, mature shrubs and plants, water-tap, South East facing rear garden.

Services

Tenure

We are informed that the tenure is Freehold

Length of lease: .

Ground Rent

Service Charge

Council Tax

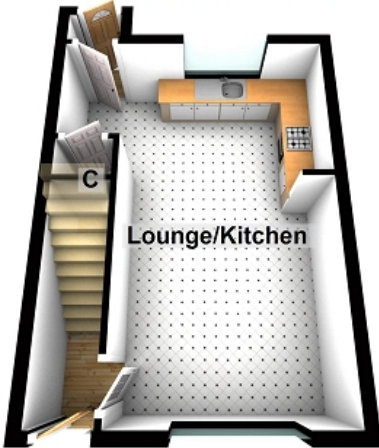
Band Not Specified

Deposit: £0.00



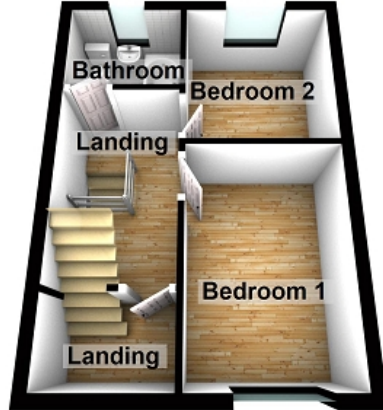
Ground Floor

Approx. 27.5 sq. metres (296.1 sq. feet)



First Floor

Approx. 26.9 sq. metres (289.8 sq. feet)



Second Floor

Approx. 7.7 sq. metres (83.3 sq. feet)



Total area: approx. 62.2 sq. metres (669.2 sq. feet)

Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.