



Glebeland Place, St. Athan

£240,000

- Upgraded throughout by the current owners
- Cosy main living room featuring a charming log burner
- Versatile second reception room, perfect as a dining space, playroom, or home office
- Three well-proportioned bedrooms and a family bathroom
- Generous front and rear gardens, ideal for outdoor entertaining and family time
- Off-road parking providing everyday convenience with EV charging point
- Set within the heart of St Athan Village, close to local amenities
- Energy-saving solar panels enhancing efficiency
- EPC Rating: Awaited



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About the property

This three bedroom family home has been thoughtfully upgraded by the current owners, offering modern living in a desirable village location.

The property benefits from two reception rooms, including a charming main living room featuring a cosy log burner—perfect for relaxing evenings. The additional reception room provides flexible space suitable for dining, a home office, or a playroom.

Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom.

Externally, the home boasts both front and rear gardens, ideal for outdoor enjoyment, along with off-road parking for added convenience.

Situated in the popular St Athan Village, the property is within easy reach of local amenities, schools, and transport links. Further benefits include solar panels, providing improved energy efficiency and reduced running costs.

An excellent opportunity for families or those seeking a move-in ready home in a sought-after location.





Accommodation

Porch

Double opening UPVC obscured glazed doors, tiled floor, wooden part glazed door leading to the hallway.

Hallway

Doors leading to lounge and kitchen, doorway to reception room two, stairs leading to the first floor, wood effect floor, radiator.

Reception Room One

14' 11" x 11' 11" (Max) (4.55m x 3.63m (Max))

UPVC double glazed windows to front and rear, log burner, radiator, carpeted.

Reception Room Two

10' 7" x 9' (Max) (3.23m x 2.74m (Max))

UPVC double glazed window to front, radiator, wood effect flooring.

Kitchen

17' (Max) x 7' 2" (5.18m (Max) x 2.18m)

Units to base and wall height, worktop inset with stainless steel sink and drainer, tiled splash back, electric hob with oven below and stainless steel extractor hood over, space and plumbing for washing machine, space for upright fridge / freezer, under stair storage space suitable for further appliances, UPVC double glazed window overlooking the rear garden, UPVC double glazed window to side, UPVC part glazed door leading to the rear garden.

First Floor Landing

UPVC double glazed window to rear, doors to three bedrooms and bathroom, access to insulated loft space, enviro vent positive input ventilation system, carpeted.

Bedroom One

14' 11" x 12' (Max) (4.55m x 3.66m (Max))

UPVC double glazed windows to front and rear, cupboard housing boiler, radiator, carpeted.

Bedroom Two

9' 11" (Max) x 10' 7" (3.02m (Max) x 3.23m)

UPVC double glazed window to front, radiator, carpeted.

Bedroom Three

10' 8" x 8' (Max) (3.25m x 2.44m (Max))

UPVC double glazed window to rear, access to insulated loft space, radiator, carpeted.

Bathroom

UPVC double glazed obscured window to front, bath with rain head shower over with hand held attachment, vanity wash hand basin unit, push button WC, storage cupboard, tiled walls and flooring, radiator.

Front Garden

Driveway for up to four cars, EV charging unit, areas laid to lawn and decorative stone, wall to boundary, gate to rear garden.

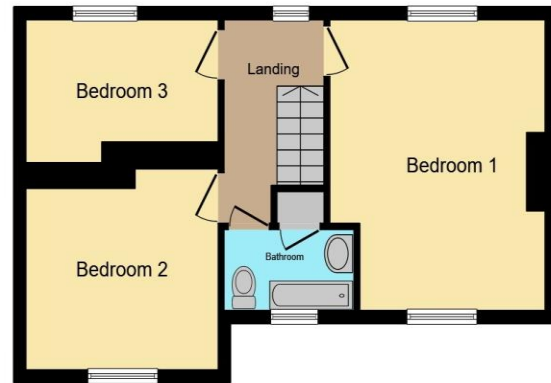
Rear Garden

Area laid to lawn and patio, fencing to boundaries, large wooden shed and log store, cold water tap, gate leading to the front garden.

Floorplan



Ground Floor



First Floor

Total floor area 87.4 m² (941 sq.ft.) approx

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