



**Livingstone Way, St. Athan Barry CF62 4JG**

## welcome to Livingstone Way, St. Athan Barry

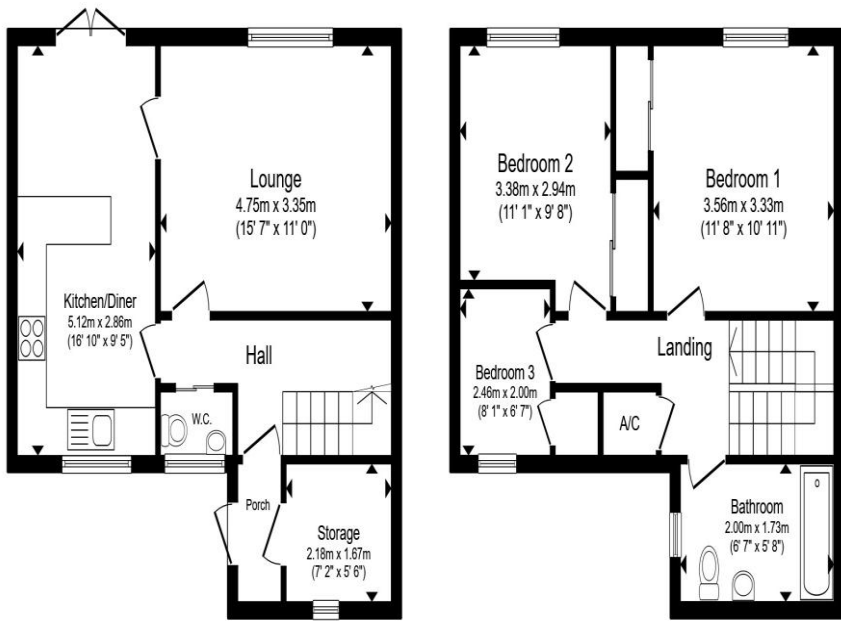
- THREE BEDROOMS
- LARGE LOUNGE
- OPEN-PLAN KITCHEN/DINER

- ALLOCATED PARKING
- CLOSE TO AIRPORT

Tenure: Freehold  
EPC Rating: Awaited

Council Tax Band: C

offers in excess of **£165,000**



Ground Floor

First Floor

Total floor area 89.2 m<sup>2</sup> (960 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](http://www.propertybox.io)



### Front Garden

### Porch

### Storage/Utility Room

7' 2" x 5' 6" ( 2.18m x 1.68m )

### Hall

### W.C.

### Lounge

15' 7" x 11' ( 4.75m x 3.35m )

### Kitchen/Diner

16' 10" x 9' 5" ( 5.13m x 2.87m )

### Rear Garden

### Landing

### Bathroom

6' 7" x 5' 8" ( 2.01m x 1.73m )

### Bedroom One

11' 8" x 10' 11" ( 3.56m x 3.33m )

### Bedroom Two

11' 1" x 9' 8" ( 3.38m x 2.95m )

### Bedroom Three

8' 1" x 6' 7" ( 2.46m x 2.01m )

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### Property Ref:

BRY108359 - 0003

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