



Livingstone Way, St. Athan Barry CF62 4JG

welcome to

Livingstone Way, St. Athan Barry

A fantastic three-bedroom mid-terrace on the popular East Camp development in St. Athan. The property, which is of non-standard construction, has a bright, spacious lounge, modern kitchen/diner, an upstairs bathroom plus downstairs cloakroom, an enclosed garden and allocated parking.

Front Garden

Brick wall with metal gate from footpath, concrete yard

Porch

Tiled floor, wood-panelled wall and ceiling, obscured window to side, doors to utility room and hall

Storage/Utility Room

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

Power points, space and plumbing for white goods (currently washing machine etc.), wall-mounted boiler and fuse board, window to front aspect

Hall

Tile-effect flooring, carpeted stairs to first floor, under-stairs storage cupboard, radiator, power point, doors to downstairs accommodation

W.C.

Tile-effect flooring, part-panelled walls, W.C. with in-cistern sink, obscured window to front aspect

Lounge

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

Carpet, window to rear aspect, power points, door to kitchen/diner

Kitchen/Diner

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

Tile-effect flooring, range of wall and base units with complementary work surface, stainless steel sink and drainer with mixer tap, window to front aspect, tiled splashback, space for fridge/freezer, oven and dishwasher, extractor hood, open plan to dining room, radiators, patio doors to rear garden

Rear Garden

Fence surround, patio area, fence divider to lawn area with path to rear gate in fence, brick outhouse/storage, outdoor light, outdoor tap

Landing

Carpet, power point, loft inspection hatch, window to front aspect, doors to first floor accommodation, airing cupboard

Bathroom

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

Laminate flooring, tiled walls, obscured window to side aspect, W.C., wash hand basin, bath with shower over, extractor fan

Bedroom One

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

Carpet, window to rear aspect, radiator, power point, built-in wardrobe

Bedroom Two

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

Carpet, window to rear aspect, radiator, power point, built-in wardrobe

Bedroom Three

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

Carpet, window to front aspect, radiator, power point.





Agents Note

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 goes ahead.



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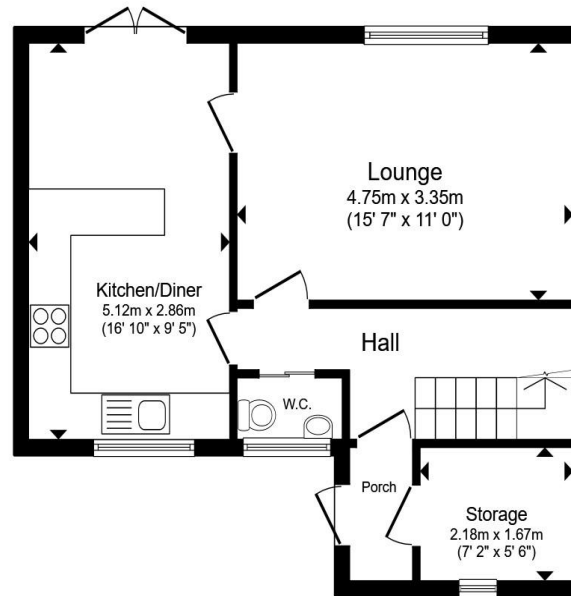
- THREE BEDROOMS
- LARGE LOUNGE
- OPEN-PLAN KITCHEN/DINER
- ALLOCATED PARKING
- CLOSE TO AIRPORT

Tenure: Freehold EPC Rating: D

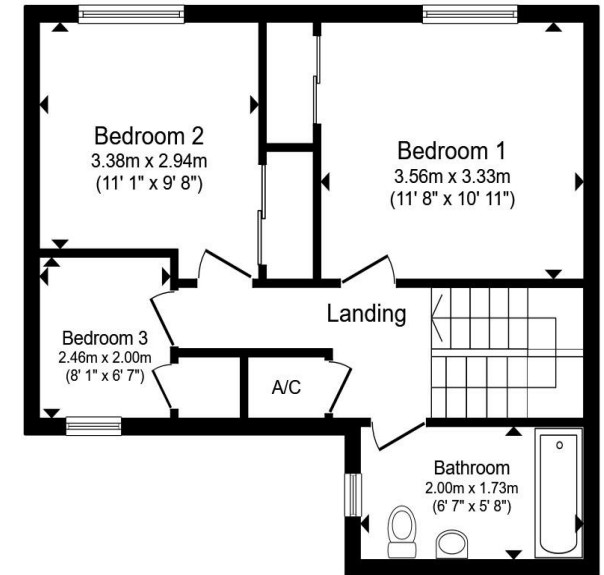
Council Tax Band: C

offers in excess of

£160,000



Ground Floor



First Floor

Total floor area 89.2 m² (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

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Property Ref:
BRY108359 - 0005

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