



Mallory Close, St Athan

£125,000

- Chain-free three-bedroom family home
- Excellent opportunity for first-time buyers and investors
- Requires updating throughout with great potential
- Spacious living room and kitchen/diner with doors opening to the rear garden
- Ground floor cloakroom/WC and family bathroom
- Two double bedrooms and one single bedroom, all with built-in wardrobes
- Low maintenance garden, allocated parking space, and convenient access to local amenities and transport links
- EPC Rating: D



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About the property

This family home requires updating throughout and offers a superb opportunity for first time buyers and investors. The property forms part of a well connected area and enjoys immediate access to local amenities and public transport links. The ground floor offers a kitchen / diner with doors leading to the rear garden, a spacious living room and cloakroom.

To the first floor are two double bedrooms and a third single bedroom, all with built in wardrobe space, in addition to a family bathroom. To the exterior is a small frontage, a low maintenance rear garden and an allocated parking space located nearby. To be sold chain free.





Accommodation

Hallway

Entered via UPVC obscured double glazed front door, wood effect flooring, doors to kitchen/dining room, lounge and WC, under stair storage cupboard, carpeted stairs leading to the first floor.

WC

UPVC double glazed obscured window to front, wash hand basin with tiled splash back, WC.

Lounge

15' 3" x 11' (4.65m x 3.35m)

UPVC double glazed window overlooking the rear garden, radiator, wood effect flooring, door leading to the kitchen/dining room.

Kitchen/Dining Room

17' 1" x 9' 7" (5.21m x 2.92m)

Units to base and wall height, worktops inset with stainless steel sink and drainer, cupboard, wood effect and vinyl flooring, radiators, UPVC double glazed French doors leading to the rear garden. UPVC double glazed window to front.

First Floor Landing

UPVC double glazed window to front, doors to three bedrooms and bathroom, cupboard, access to loft space, radiator, carpeted.

Bedroom One

11' 7" x 11' 3" (3.53m x 3.43m)

UPVC double glazed window to front, wardrobes, radiator, carpeted.

Bedroom Two

11' 1" x 9' 10" (3.38m x 3.00m)

A further double bedroom with UPVC double glazed window to front, wardrobes, radiator, carpeted.

Bedroom Three

8' x 7' (2.44m x 2.13m)

A single bedroom with UPVC double glazed window to front, wardrobe, radiator, carpeted.

Bathroom

UPVC double glazed window, WC, pedestal wash hand basin, bath, partially tiled walls.

Rear Garden

Low maintenance rear garden with brick built storage shed, fencing to boundaries, gate leading to green area to the rear.

Additional Information

There is an estate management charge of approximately £50 per month for this property. This charge is used for the upkeep, maintenance and management of the estate.

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 does not go ahead.

Floorplan



Ground Floor



First Floor

Total floor area 83.3 m² (897 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

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.