



Flemingston Road, St Athan

£170,000

- Upgraded throughout by the current owners including new kitchen and family bathroom, windows, external doors and new flooring throughout.
- Living room and kitchen/dining room with doors to the rear garden.
- Useful utility area providing additional storage and practicality.
- Two double bedrooms and one single bedroom, all with wardrobe space
- Enclosed rear garden ideal for relaxing and entertaining
- Allocated parking space and convenient access to local amenities and public transport links
- Of Non Standard Construction- Wimpey No Fines



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About the property

Having been upgraded by the current owners, this home offers accommodation ideal for first-time buyers, young families, or downsizers. Recent improvements include a contemporary kitchen and bathroom, replacement windows and external doors, and new flooring throughout.

The ground floor features a living room, a kitchen/dining room with doors opening onto the rear garden, and a useful utility area. Upstairs, there are two generous double bedrooms and a single bedroom, all benefiting from wardrobe space, along with a family bathroom.

Outside, the enclosed rear garden provides an excellent space for relaxing and entertaining, while an allocated parking space adds everyday convenience.

The property forms part of a well connected area and enjoys immediate access to local amenities and public transport links.





Accommodation

Hallway

Entered via obscured glazed front door, opening through to the living room.

Utility Area

11' 1" x 5' 6" (3.38m x 1.68m)

UPVC double glazed window to the side, space and plumbing for appliances, wall mounted boiler.

Kitchen / Dining Room

17' x 9' 5" (5.18m x 2.87m)

Recently fitted contemporary kitchen with units to base and wall height, integrated oven with electric hob and extractor hood over, integrated microwave and dishwasher. UPVC double glazed window to front. Opening to dining area with UPVC double glazed French doors leading to the rear garden, doorway through to the living room.

Living Room

15' 3" x 10' 11" (4.65m x 3.33m)

UPVC double glazed window overlooking the rear garden, radiator, wood effect flooring.

First Floor Landing

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

Bedroom One

13' 3" x 11' 7" (4.04m x 3.53m)

UPVC double glazed window to rear, wardrobe space, radiator, wood effect flooring.

Bedroom Two

11' 3" x 10' 11" (3.43m x 3.33m)

UPVC double glazed window to rear, wardrobe space, wood effect flooring.

Bedroom Three

7' 8" x 7' 3" (2.34m x 2.21m)

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

Bathroom

Recently fitted three piece suite comprising of bath with shower over and glazed screen, push button WC, wash hand basin with cupboards below and mirror above, tiled walls and flooring.

Rear Garden

Mostly laid to lawn with brick built storage, recently fitted fencing to boundaries.

Parking

One allocated parking space. On street parking also available.

Additional Information

There is a monthly maintenance charge for this property of approximately £31 a month.

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 88.3 m² (951 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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