





42 Pinewood Square

St. Athan, Barry

POTENTIALLY FOR CASH BUYERS ONLY. TRADITIONAL END OF TERRACED HOME WITH TENANT IN SITU in a popular location of St Athan, Vale of Glamorgan, within easy reach of local shops, schools and amenities, and the nearby Heritage Coastline. FOR INVESTORS ONLY, the property briefly comprises; kitchen/breakfast, sitting room, two well proportioned bedrooms, bathroom and attic room/store to the third floor (no building regs in place for this so not counted as a bedroom). Outside there are gardens to the front and rear. The property enjoys UPVC windows, gas central heating, and no forward chain. The property attracts a service charge of circa £90/year. This charge is used for the upkeep, maintenance and management of the estate.

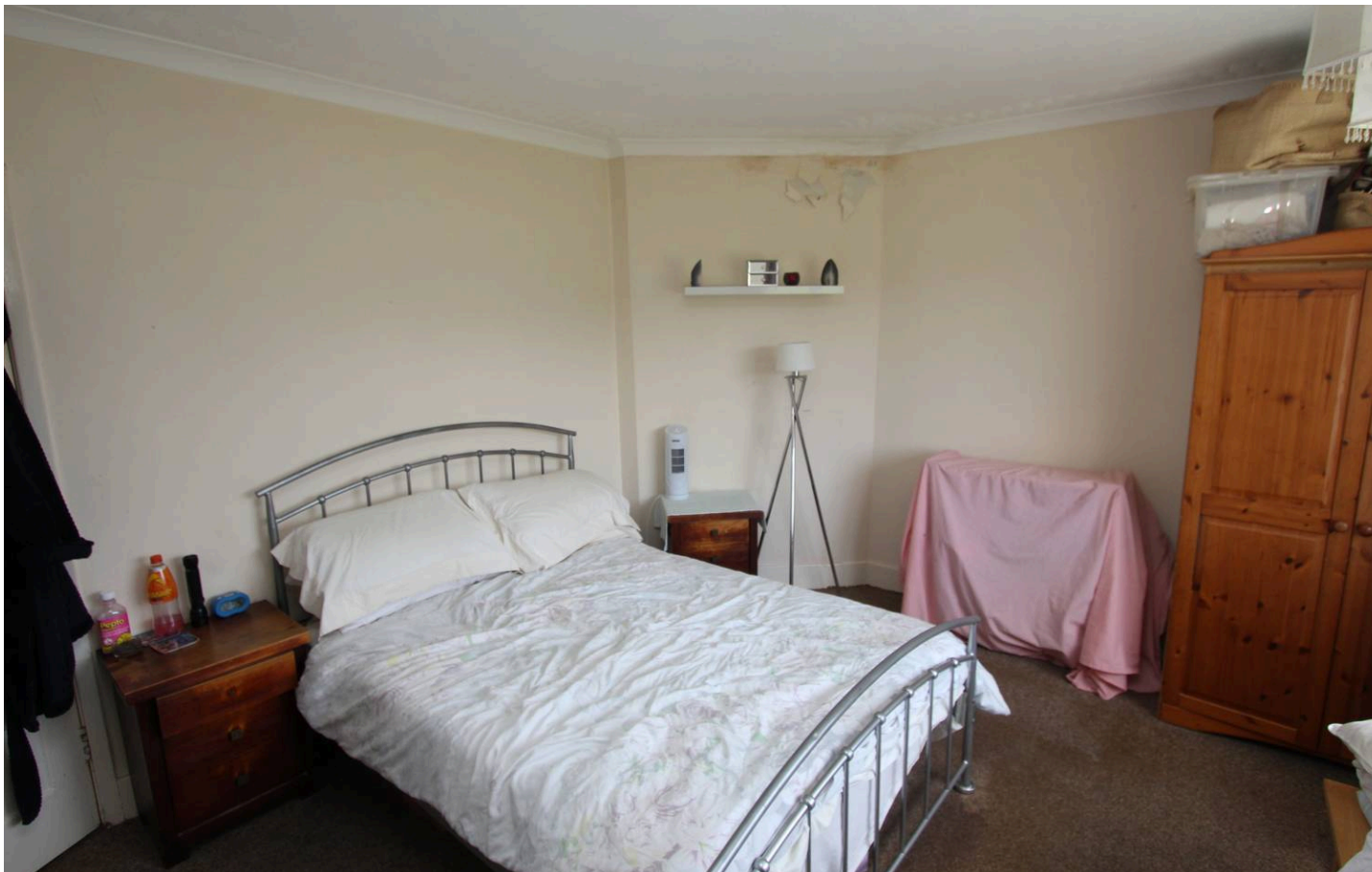
Council Tax band: B Tenure: Freehold

EPC Energy Efficiency Rating: C EPC

Environmental Impact Rating: D

- END OF TERRACED HOME.
- 2 BEDROOMS.
- INVESTORS ONLY.
- TENANT IN SITU.
- GCH. UPVC.
- NO FORWARD CHAIN.
- ATTIC ROOM/STORE.
- EPC C69.





GROUND FLOOR

Hallway

Stairs to first floor. Radiator. UPVC opaque glazed door to front. Door to sitting room.

Sitting Room 11' 7" x 13' 7" (3.53m x 4.14m)

Radiator. Door to kitchen/diner.

Kitchen/Diner

9' 3" x 16' 7" (2.82m x 5.05m)

UPVC window to rear. Door to rear porch. Ceramic floor tiles. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Inset one and a half bowl sink with mixer tap. UPVC window to rear. Wall mounted Ideal combination boiler providing the central heating and hot water. Space for white goods and gas cooker. Radiator.

FIRST FLOOR

Landing Doors to bedrooms and bathroom.

Bedroom 1

13' 6" x 11' 9" (4.11m x 3.58m)

UPVC window to front. Radiator. Stairs to attic room.

Bedroom 2

10' 7" x 9' 5" (3.23m x 2.87m)

UPVC window to rear. Radiator.

Bathroom 5' 10" x 6' 9" (1.78m x 2.06m)

Radiator. Low level WC. Pedestal wash hand basin. Panelled bath.

SECOND FLOOR

Attic Room

16' 0" x 9' 0" (4.88m x 2.74m)

Velux to front. Power and lighting. It is not known if this attic room has passed the usual consents to be classed as a bedroom.





GARDEN

Front - laid to lawn fronting on to open green space.
Rear Garden - Gates. Water tap. Store/shed.

DRIVEWAY

1 Parking Space

Driveway providing parking for one car.



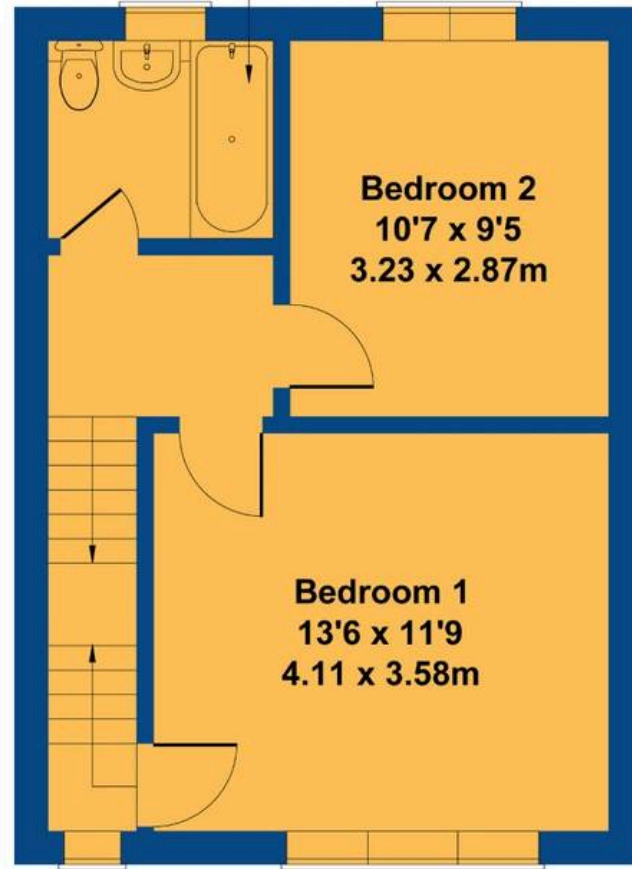
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Approximate Gross Internal Area
915 sq ft - 85 sq m

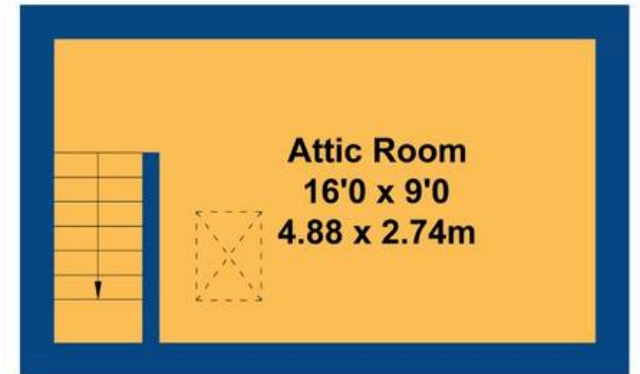
Bathroom
6'9 x 5'10
2.06 x 1.78m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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HELPFUL INFORMATION whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.