



Ash Lane, St. Athan

£220,000

- Desirable edge-of-development position with a peaceful rural outlook
- Bright separate living room
- Spacious kitchen/dining room ideal for family life and entertaining
- Three first-floor bedrooms and a family bathroom
- Superb loft room offering versatile additional accommodation
- Landscaped rear garden with sunny aspect
- Driveway parking, allocated parking space and a substantial 20ft timber shed
- To be sold chain free
- EPC Rating: D



3 1 2



About the property

To be sold chain free, and occupying a wonderful position on the edge of this popular development, this welcoming family home enjoys the best of both worlds – a peaceful rural outlook combined with the convenience of modern living.

Step inside and you'll find a bright and comfortable sitting room, perfect for relaxing evenings, while the kitchen/dining room provides a sociable hub for everyday family life. Upstairs, three well-proportioned bedrooms and a family bathroom offer practical and flexible accommodation.

A real highlight of the home is the superb loft room, providing valuable additional space that could be used as a home office, hobby room or playroom.

Outside, the landscaped rear garden has been designed for enjoying the outdoors, benefiting from a sunny aspect and plenty of space for children to play, summer barbecues or simply unwinding with views towards the surrounding countryside. The impressive 20ft timber shed adds excellent storage and workshop potential.

With allocated parking and a driveway to the front, this is a fantastic opportunity to enjoy village-edge living in a sought-after location.





Accommodation

Hallway

Entered via double glazed door. Staircase to first floor. Ceramic floor tiles. Radiator. Timber panelled door to sitting room. Glazed door to kitchen/diner. Cupboard.

Living Room

UPVC double glazed window to the front. Radiator. Timber effect flooring.

Kitchen / Diner

Fitted with a range of base units incorporating drawers with work surfaces over and an inset one-and-a-half bowl sink with mixer tap. Featuring a Rangemaster cooker with twin gas ovens and a gas hob beneath an extractor hood. Wall-mounted gas boiler serving the central heating system. Space for a dishwasher and upright fridge/freezer. Tiled flooring continues from the entrance hallway. Ample space for a dining table and chairs. UPVC double-glazed windows and rear door provide plenty of natural light and direct access to the garden. A glazed sliding door leads to a useful utility cupboard with pantry storage and plumbing for a washing machine. Radiator.

First Floor Landing

Doors leading to three bedrooms and bathroom, further door leading to staircase and loftroom.

Bedroom One

UPVC double glazed windows to the front. Radiator. Timber effect flooring. Built in wardrobe.

Bedroom Two

UPVC double glazed windows to the rear with rural views. Radiator. Timber effect flooring. Built in wardrobe.

Bedroom Three

UPVC double glazed window to the front. Radiator. Timber effect flooring. Built-in wardrobe.

Bathroom

UPVC double glazed opaque windows to the rear. Exposed painted floorboards. Bathroom suite in white comprising low level WC with concealed cistern, wall hung ceramic wash handbasin and steel bath with an electric shower over. Radiator. Airing cupboard with hot water cylinder.

Loft Room

Two double glazed Velux windows to the rear elevation with rural aspect. UPVC double glazed window to the side with unrestricted rural views to the east. Timber effect flooring. Generous storage to remaining eaves space.

Front Garden

Allocated parking to the front, area laid to lawn, driveway, path leading to the front door and rear of the house.

Rear Garden

Generous landscaped garden with a sunny aspect. 20' timber shed, areas laid to patio and lawn, fencing to boundaries.

Additional Information

There is a Maintenance charge of circa £16 per month for this property. Please note that the attic room/store has no building regulations in place to be used as a bedroom

Floorplan



Total floor area 111.2 m² (1,196 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.

Peter Alan Limited is registered in England and Wales under company number 2073153. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let