

Partridge Road, St Athan

£165,000

- Two double bedroom home
- Fantastic views across open green space and countryside
- Popular St Athan development
- Walking distance to amenities and schools
- Living room and spacious kitchen/diner
- Rear garden with lawn and enclosed boundaries
- Allocated parking space on Wren Road + communal parking spaces
- Easy access to the Heritage Coast and local beaches



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About the property

Perfectly suited to first-time buyers, this well-presented two double bedroom terraced home enjoys a fantastic position overlooking a large open green space with far-reaching countryside views beyond. Situated on a popular development in St Athan, the property is within walking distance of Llantwit Major's shops, schools and everyday amenities, while the beautiful Heritage Coast and local beaches are just a short drive away.



The accommodation comprises an entrance into a comfortable living room, leading through to a spacious kitchen/diner with direct access to the rear garden, creating an ideal space for both everyday living and entertaining. To the first floor are two generous double bedrooms and a family bathroom.



Outside, the rear garden is fully enclosed and laid predominantly to lawn, offering a safe and private outdoor space. The front aspect enjoys an attractive open outlook across the adjoining green space. Parking is available on-street immediately outside the property, with the added benefit of an allocated parking space located on Wren Road.

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Accommodation

Hallway
Entered via wooden glazed door, door leading to the living room, carpeted stairs leading to the first floor landing, radiator.

Living Room
13' 3" Max x 11' 7" Max (4.04m Max x 3.53m Max)
UPVC double glazed window to front, door to kitchen, radiator, wood effect flooring.

Kitchen / Diner
16' 5" x 9' 8" (5.00m x 2.95m)
Units to base and wall height, worktops inset with stainless steel sink and drainer, tiled splash backs. Space for oven and upright fridge/freezer, dishwasher and washing machine. UPVC double glazed door leading to the rear garden, storage cupboard, wood effect flooring.

First Floor Landing
Doors leading to two bedrooms and bathroom, access to loft space with drop down ladders, carpeted.

Bedroom One
13' 4" x 11' 6" (4.06m x 3.51m)
UPVC double glazed window to front with views of the green and countryside beyond, fitted wardrobe, radiator, carpeted.

Bedroom Two
9' x 8' 10" (2.74m x 2.69m)
UPVC double glazed windows to rear, storage cupboards with hanging rail, one cupboard housing boiler which was fitted in 2025 with a 20 year warranty, radiator, carpeted.

Bathroom
UPVC double glazed obscured window to rear, bath with electric shower over, tiled walls, WC, wash hand basin, radiator, vinyl flooring.

Front Garden
Laid to lawn with path leading to the front door.

Rear Garden
Mostly laid to lawn, fencing to boundaries, gate leading to the rear, path leading to the kitchen door.

Additional Information
There is an estate management charge of £300 a year for this property. (This can also be paid on a monthly basis if preferred). 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.

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Floorplan



Total floor area 64.7 m² (696 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

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