



Watts  
& Morgan  
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For Sale

18 Lime Grove  
St Athan, Vale of Glamorgan, CF62 4JQ

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# 18 Lime Grove

St Athan, Vale of Glamorgan, CF62 4JQ

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## Guide Price £185,000 Freehold

3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A well-proportioned three-bedroom semi-detached home in the heart of St Athan, offered with no onward chain. The property offers bright living spaces, an enclosed rear garden, and convenient access to village amenities. St Athan offers a village shop and post office, doctor's surgery, chemist, and a primary school that feeds into Llantwit Major Comprehensive. Nearby Cowbridge and Llantwit Major provide a wider range of shops, restaurants, and facilities, while the stunning Heritage Coast—with its cliff-top walks and beaches—lies just a short drive away.



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### Directions

Llantwit Major Town Centre – 3.1 miles

Cardiff City Centre – 15.2 miles

M4 J35, Pencoed – 11.5 miles

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Your local office: Cowbridge

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## Summary of Accommodation

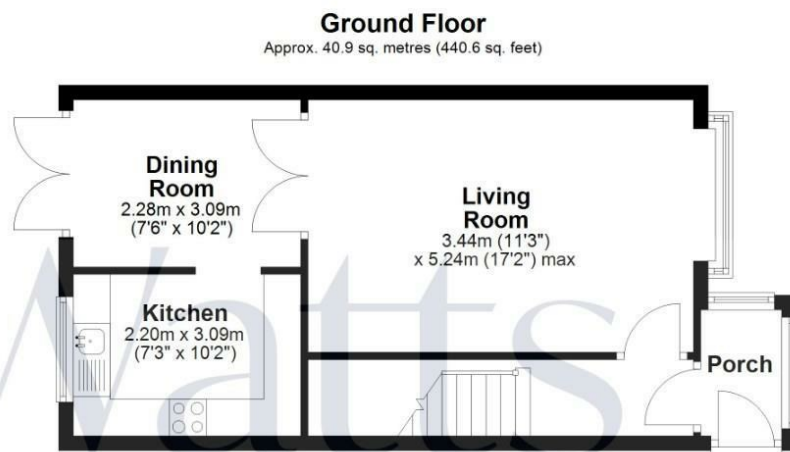
### About The Property

This three-bedroom semi-detached home is ideally situated in the popular village of St Athan, on the south-western side of the Vale of Glamorgan. The property is offered with no onward chain, providing an excellent opportunity for a smooth and straightforward purchase.

You are welcomed through a separate porch into the entrance hall, leading to a spacious living room at the front of the property. To the rear, a separate dining room features French doors that open onto the garden, creating a bright and sociable space. Adjacent to the dining room is the kitchen, fitted with wooden cabinetry and dark worktops, and including a single oven to remain.

Upstairs, a three-piece family bathroom serves three bedrooms—two of which can accommodate double beds, with a third slightly smaller single room ideal for a child, home office, or guest room.





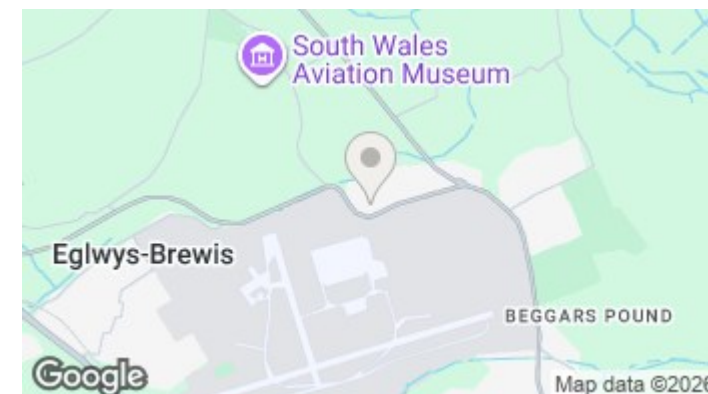
Total area: approx. 81.8 sq. metres (880.8 sq. feet)

## Garden & Grounds

The property benefits from both front and rear gardens. To the front is a neat lawned garden, while the rear garden is enclosed by fencing and offers a mix of lawn, patio, and gravel areas—perfect for outdoor dining or family use. A side access gate provides practical convenience, and there is an allocated parking space for the property.

## Additional Information

Freehold. All Mains Connected. Council Tax Band. No On Going Chain.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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