



1 Chestnut Avenue  
St Athan, Vale of Glamorgan, CF62 4JP

Watts  
& Morgan



# 1 Chestnut Avenue

Vale of Glamorgan, CF62 4JP

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**Guide price: TBC £170,000 Freehold**

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A modernised end of terrace property with gardens surrounding to the three sides and in great order within. Entrance hall, living room, kitchen/diner running the width of the rear of the property. Two bedrooms to the first floor including a good double and a second single bedroom. Stylish contemporary bathroom with shower over bath. Good size gardens, off-road parking.

EPC rating: D67

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## Directions

Cowbridge Town Centre – 4.3 miles

Cardiff City Centre – 15.1 miles

M4 Motorway Junction 35 Pencoed - 10.9 miles

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## Summary of Accommodation

### About the property

No.1 Chestnut Avenue is an end of terrace property, ideal as a first time buy or a buy to let opportunity. The accommodation has been modernised in more recent years to provide a stylish, contemporary home. An entrance hall has a staircase leading to first floor and door leading to family lounge. This living room looks to the front of the property with a broad window onto the front garden. A connecting door leads from here to the kitchen/dining space which runs the width of the rear of the property with distinct kitchen and dining areas. The modern fitted kitchen units include a great range of base units and wall cupboards with appliances, where fitted, to remain and including an oven and hob. Space / plumbing for a dishwasher and for fridge freezer. Within the kitchen a door opens to a neat understairs store cupboard while a window overlooks the rear garden and parking area. A door, to the side elevation, leads to the same.

To the first floor are two bedrooms. The larger of the two bedrooms is a good double with fitted wardrobes / storage, positioned to look out over the front garden. Second bedroom, to the rear, looks over the rear garden and includes, to one corner, a fitted cupboard with gas combi boiler within. Both these bedrooms share use of a stylish, contemporary family bathroom fitted with a 3-piece suite including shower over bath.



### Additional information

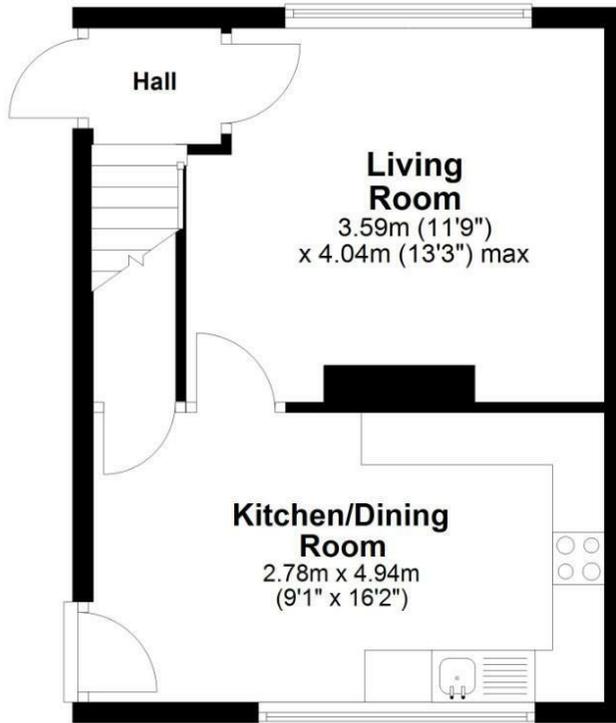
Freehold. All mains services connect to the property. Gas-fired central heating. Council tax: Band B

## Garden & Grounds

Chestnut Avenue is located on a development of similar, former MOD properties to the northern edges of St. Athan. It is the end of a block of four terraced houses and, as such, has gardens surrounding it to three sides. The garden is, to the main, surrounded by waist high walling with laurel hedging being planted to provide screening. A gated entrance from the pavement frontage opens to a path leading to the front doorway whilst, to the rear of the property, a drop-down curb leads to an off-road parking space.

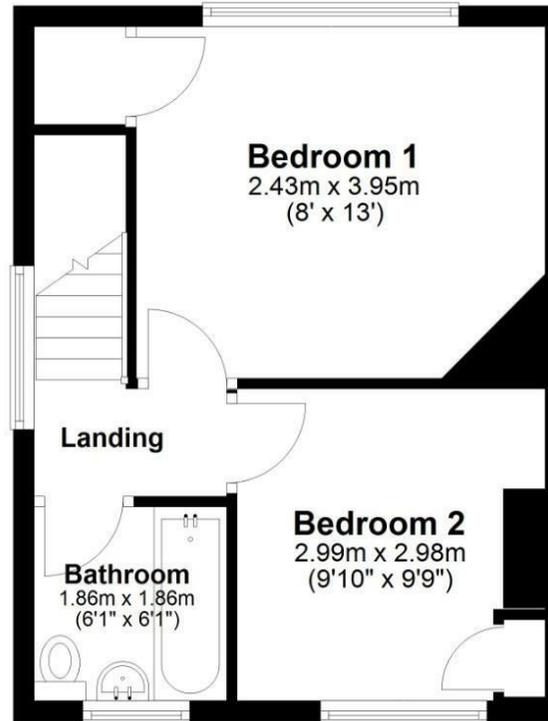
### Ground Floor

Approx. 32.1 sq. metres (345.5 sq. feet)



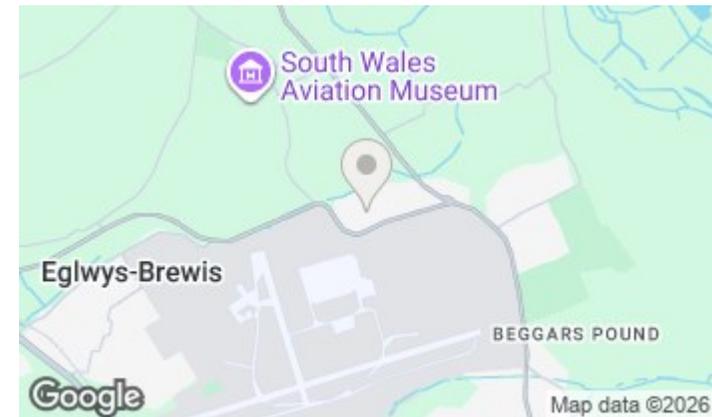
### First Floor

Approx. 30.5 sq. metres (328.0 sq. feet)



Total area: approx. 62.6 sq. metres (673.6 sq. feet)

Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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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