



Castleton Park, St Athan, offers over £165,000

- Show home quality two-bedroom park home on the sought-after Castleton Park Estate.
- Fully fitted kitchen with spacious living room and separate dining area.
- Two generous double bedrooms with en suite to main bedroom.
- Finished to a high standard throughout
- Gas central heating and double glazing for year-round comfort.
- Allocated parking for two vehicles.
- Pet-friendly park community in a peaceful setting. Residents of Castleton Park have to be aged 50 years or over.
- Site fees of £176.00 per month, including water and standing electricity charge.
- EPC Rating: Exempt



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About the property

Set within the sought-after Castleton Park Estate, The Barnwell offers an exceptional opportunity to enjoy stylish, low-maintenance living in a home finished to an impressive show home standard. Beautifully presented throughout, this charming property combines modern comfort with a peaceful park setting.

At the heart of the home is a fully fitted kitchen, perfectly designed for everyday living, while the spacious living room and separate dining area provide inviting spaces for relaxing and entertaining. There are two generously sized bedrooms, with an en suite to bedroom one.

The property has been finished to a high specification, gas central heating and double glazing, ensuring year-round comfort. Outside, there is parking for two vehicles, adding further convenience.

Castleton Park is a welcoming, pet-friendly community, ideal for those seeking a relaxed lifestyle in attractive surroundings. Site fees are £176.00 per month, which include water and the standing electricity charge.



Entrance

Upvc double glazed front door to internal hallway. Doorways lead to the lounge, kitchen, dining room, bathroom and two bedrooms. Fitted carpets, radiator and storage cupboard.

Dining Room

Upvc double glazed window to the side. Fitted carpet, radiator, doorways to the kitchen and double doorway to the lounge.

Lounge

Two upvc double glazed windows to the front and one to the side. Fitted carpet, radiator and power points.

Kitchen

Upvc double glazed door and window to the side. A range of base and wall units with fixed worktops over. A built in tower oven, gas hob with extractor fan over. Stainless steel bowl and drainer. Built in fridge and freezer, dishwasher and plumbed for washing machine. Tiled to splash back, vinyl flooring.

Bedroom One

Upvc double glazed window to the side. Fitted wardrobes, fitted carpet, radiator and power points. Walk in wardrobe area and access to the En-suite.

En Suite

Corner shower cubicle, wash hand basin and low level w/c.

Bedroom Two

Upvc double glazed window to the side. Fitted carpet, radiator and power points.

Bathroom

Upvc double glazed window to the side. Panel enclosed bath. Low level WC. Wash hand basin and pedestal. Tiled flooring.

External

A mixture of paved parking areas, grass and patio.

Additional Information

Castleton Park has been a Family run site for over 30 years, more recently has seen some substantial re-development and improvements to the Site.

Residents of Castleton Park have to be aged 50 years or over.

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Floorplan



Total floor area 75.2 m² (809 sq.ft.) approx

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