



## Eagle Road, St Athan offers over £200,000

- Beautifully presented and thoughtfully improved home, ready to move straight into
- Generous rear garden, perfect for outdoor entertaining and family enjoyment
- Green open space directly behind the property, ideal for dog walking
- Ample off-road parking for up to three vehicles with driveway and additional parking bay
- Within easy reach of the stunning Heritage Coastline and its beautiful beaches
- Walking distance to a children's play park, perfect for young families
- Conveniently located for the amenities.



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## About the property

This beautifully presented two double bedroom home has been thoughtfully improved throughout by the current owners and offers spacious, ready-to-move-into accommodation in a highly convenient location.

The property features a generous living/dining room, a contemporary kitchen with access to both the front and rear of the property, two well-proportioned double bedrooms with fitted wardrobes, and a stylish modern shower room.

Externally, the property benefits from off-road parking for up to three vehicles, comprising a driveway and an additional parking bay. To the rear is a generous, beautifully maintained garden, providing an ideal space for relaxation and outdoor entertaining. Beyond the garden is a green open space, perfect for dog walking, while a children's play park is within easy walking distance.

Ideally situated, the property enjoys excellent access to the Heritage Coastline and its stunning beaches, whilst nearby St Athan and Llantwit Major offer a wide range of local amenities and highly regarded schools. The vibrant market town of Cowbridge is approximately a 15-minute drive away, boasting an excellent selection of boutique shops, cafés, restaurants and services.

The property is also conveniently positioned for commuting, with excellent transport links to Cardiff, Bridgend and Cowbridge, together with rail connections available from nearby stations.





## Accommodation

### Hallway

Light and spacious hallway entered via UPVC door with obscured double glazed panels to either side. Stairs leading to the first floor, wooden flooring, radiator.

### Living / Dining Room

14' 6" x 14' 3" ( 4.42m x 4.34m )

A generous room with large double glazed window overlooking the rear garden, wall mounted slimline radiators, space for table and chairs, carpeted.

### Kitchen

18' 2" x 6' 2" ( 5.54m x 1.88m )

Units to base and wall height, wooden worktops inset with stainless steel sink and drainer, space for fridge/freezer, washing machine and tumble dryer, wood panelling to wall, space for 'Schott Ceran' cooker including induction hob and hotpoint double oven. Doors leading to front and to the rear garden. Door to under stair storage cupboard, wood flooring.

### First Floor Landing

UPVC double glazed window to front, door to airing cupboard housing Ideal boiler and doors to bedrooms and bathroom.

### Bedroom One

14' 6" x 9' 2" (Up to wardrobes) ( 4.42m x 2.79m (Up to wardrobes) )

UPVC double glazed window to rear with views overlooking the rear garden and beyond, wardrobes with hanging rail and shelving, radiator, carpeted.



### Bedroom Two

12' 1" x 9' 2" (up to wardrobes) ( 3.68m x 2.79m (up to wardrobes) )

A further double bedroom with UPVC double glazed window to rear with views overlooking the rear garden and beyond, radiator, carpeted.

### Shower Room

Corner shower cubicle with tiled surround, raindance shower plus handheld attachment, rectangle wash hand basin set in vanity unit, push button WC. UPVC double glazed window to front, chrome heated towel rail, vinyl tile effect flooring.

### Front Garden

Small area laid to lawn with wooden planter, driveway parking with additional parking space to bay opposite. Covered porch to storage area and open porch to front door.

### Rear Garden

Patio area, steps up to lawned area and stepping stones to feature stone seating area. Borders with mature trees plants and shrubs, gate, cold water tap.

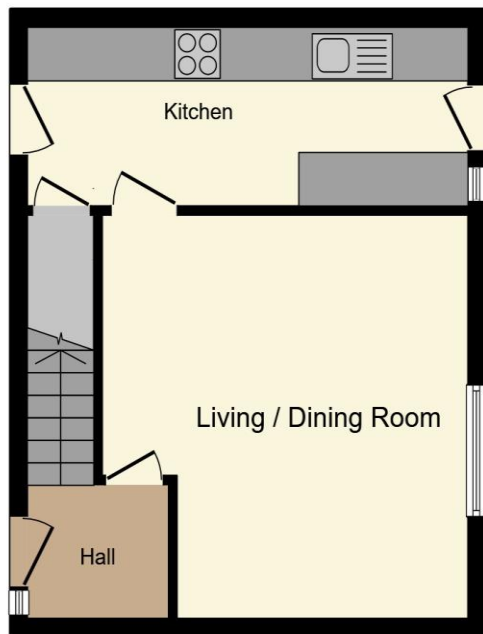
### Additional Information

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.

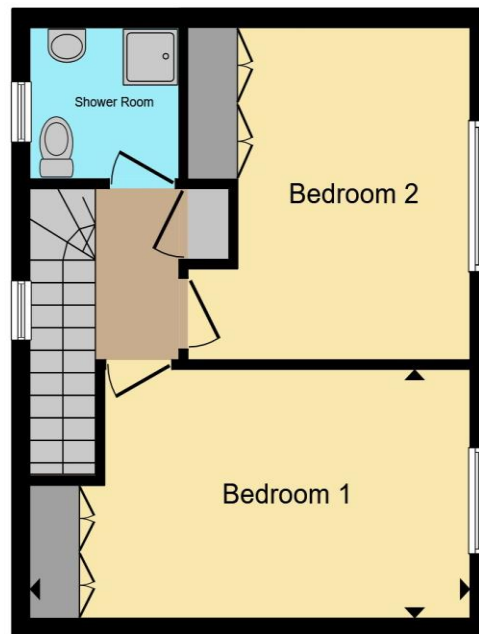
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## Floorplan



**Ground Floor**



**First Floor**

Total floor area 70.1 m<sup>2</sup> (755 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](http://www.propertybox.io)

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