



RE/MAX
PROPERTY HUB



19 Mallory Close, St. Athan, Barry, Glamorgan, CF62 4JJ
£165,000



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An excellent two double bedroom property ideal as a first-time buy or investment property with two reception rooms, a shower room, a separate toilet, and a sizeable kitchen/dining room.

Not only that but there is an excellent-sized private, low maintenance, fully fenced rear garden with a paved block patio and lawn area.

Set in the popular location on the outskirts of Barry with excellent road, bus and rail links.

Viewing and Property availability
By appointment only via an agent

Location
Situating on the outskirts of the popular area of Barry, which is just a short drive away. Which has all the facilities within easy reach. The Barry train station is less than 8 miles away, with a 30-minute journey to Cardiff central. So whether you are looking for bars, restaurants, shops, supermarkets, water sports in Barry or a pleasant walk on Barry Island beach or maybe the thrills of Barry Island Pleasure Beach, this location has it all within easy reach.

Kerb Appeal
A modern property with a private entrance and front garden, this home has everything you could ask for.

External Description
To the front of the property is a walled garden with a gate entrance providing access to the home through the study. To the rear, there is sizeable low maintenance garden which is fully fenced and has a patio area as well as an astro turf area.

Specs and technical details
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Freehold
EPC - E
Council Tax Band - C
Council - Vale of Glamorgan

Internal Description - Ground Floor

Entrance Hall
A perfect space to store coats and shoes as well as stairs to the first floor, doors to the study, reception room and kitchen dinner

Reception Room
13'9" x 10'8"
Situating to the rear of the property, with a window to the bottom, this is the perfect room to relax at the end of the day, enjoy time with family, or kick back into this spacious room and watch your favourite TV programme.

Study
10'8" x 7'2"
Access to the property is gained through the study, making it a perfect home office; this room is light n bright, benefiting from 2 windows. It is ideal if you work from home and don't want business visitors coming into your family accommodation.

Kitchen / Diner
17'2" x 9'7"
This duel aspect room has a window and french door leading to the garden. With an expansive range of white gloss handle-less, modern base and wall units, integrated oven, electric hob and glass extractor, this lovely kitchen is perfectly complemented with the high gloss black floor tiles, space for an American style fridge freezer as well as room and plumbing for a washing machine and tumble dryer. A handy breakfast bar provides the perfect location for a morning coffee to get your day to an excellent start!

Internal Description 1st Floor

Landing
Stairs to the ground floor, doors to the two bedrooms, shower room and toilet, and a widow to the front of the property.

Bedroom 1
11'6" x 10'11"
A great-sized double bedroom situating to the rear of the property, you will get a good night's rest in this room.

Bedroom 2
11'6" x 10'.1"
Another excellent-sized double bedroom is also situating to the rear of the property, a perfect guest bedroom or children's room.

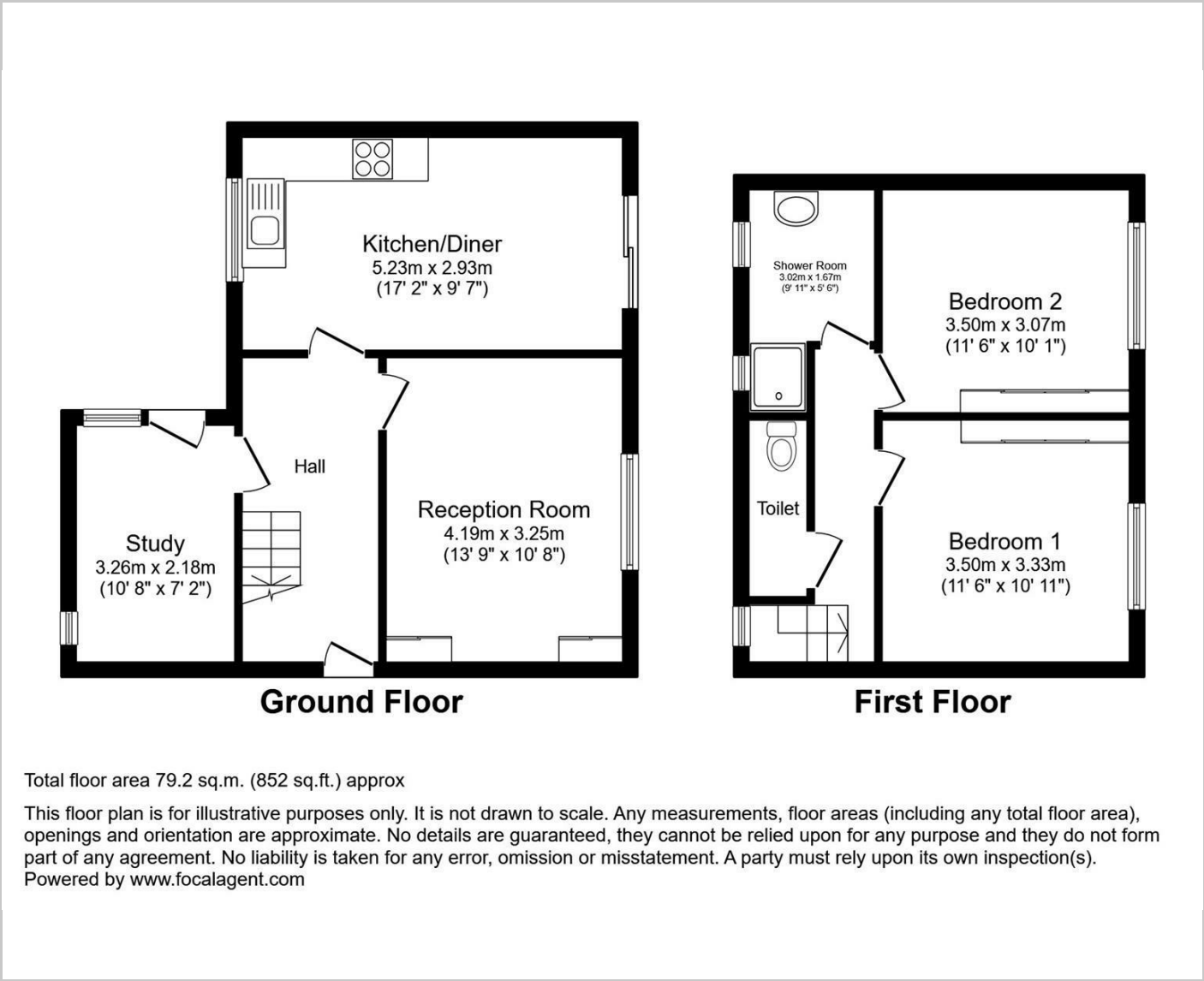
Shower Room
9'11" x 5'6"
With floor-to-ceiling tiles, this is a modern shower room with a great vanity wash hand basin providing plenty of storage and two windows to the property.

Toilet
A separate WC to the shower room is perfect for a busy home in the morning.

Get pre-approved for a mortgage
A pre-approval letter from a lender will give you a better idea of how much you can afford to spend on a property. This will also give you an advantage when making an offer on a property, as the seller will know you have already been approved for a mortgage.



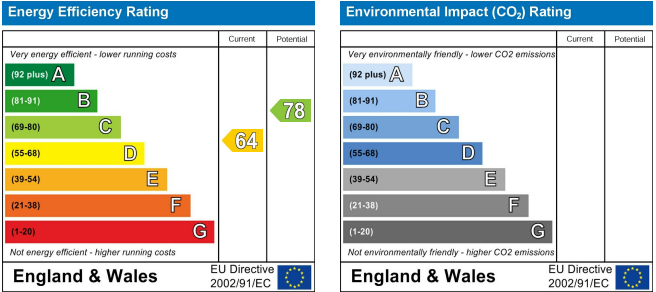
Floor Plans



Area Map



Energy Performance Graph



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