



Clive Road, St Athan offers over £170,000

- Updated throughout by the current owners to include a new roof, new boiler, new doors and windows, new bathroom, upgraded kitchen and rear garden.
- Separate lounge with media wall
- Kitchen / diner with doors leading to the rear garden, utility area
- Two double bedrooms and one single
- Low maintenance rear garden
- Allocated parking space
- EPC Rating: C



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About the property

This well presented home has been lovingly improved by the current owners, creating a space that feels instantly welcoming. With a new roof, new doors and windows, and a new boiler, it's a home that has been carefully updated for comfortable, easy living.

Step inside to a cosy separate living room, where a modern media wall forms the heart of the space — perfect for relaxed evenings with family or friends. The light and airy upgraded kitchen/diner has doors opening onto a low-maintenance rear garden.

A handy utility area adds everyday convenience.

Upstairs, you'll find three inviting bedrooms, each with fitted wardrobes, offering plenty of storage. The new bathroom has been tastefully finished, adding to the home's move-in-ready feel.

The property also benefits from an allocated parking space, making day-to-day living that little bit easier.

Warm, welcoming, and thoughtfully updated, this lovely home is perfect for anyone looking for a place they can simply move into and enjoy from day one.





Accommodation

Porch

Entered via UPVC partially glazed door with side panels, door to utility, wood effect flooring, door to hallway.

Utility

6' 11" x 5' 6" (2.11m x 1.68m)

UPVC double glazed obscured window to front, boiler, worktop, radiator, wood effect flooring.

Hallway

Doors leading to lounge and kitchen / diner, vertical radiator, stairs leading to the first floor with storage beneath, wood effect flooring.

Lounge

13' x 11' (3.96m x 3.35m)

UPVC double glazed window to rear, media wall with electric fire and storage cupboards, radiator, wood effect flooring.

Kitchen / Diner

17' 4" x 9' 6" (5.28m x 2.90m)

UPVC double glazed window to front, UPVC double glazed sliding patio doors leading to the rear garden. Units to base and wall height, wood effect worktop inset with sink and drainer, gas hob with electric oven below and extractor hood over, space and plumbing for washing machine, space for freestanding fridge/freezer, storage cupboard, vertical radiator, wood effect flooring.

Landing

Doors leading to three bedrooms and bathroom, UPVC double glazed window to front, storage cupboard, radiator, carpeted.

Bedroom One

11' 6" x 11' 1" (3.51m x 3.38m)

UPVC double glazed window to rear, fitted wardrobe with mirrored sliding door, radiator, carpeted.

Bedroom Two

10' 11" x 9' 6" (3.33m x 2.90m)

UPVC double glazed window to rear, fitted wardrobe with sliding door, radiator, carpeted.

Bedroom Three

7' 11" x 7' 3" (2.41m x 2.21m)

UPVC double glazed window to front, fitted wardrobe, radiator, carpeted.

Bathroom

UPVC double glazed obscured window to side, bath with shower over, pedestal wash hand basin, push button WC, chrome ladder style radiator, tiled walls and flooring.

Front Garden

Small courtyard with low level wall, cold water tap.

Rear Garden

Laid to porcelain patio slabs, brick built storage shed, fencing to boundaries, gate to rear.

Parking

One allocated parking space. On street parking also available.

Additional Information

There is a maintenance charge payable of approximately £33 a month.

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Floorplan



Ground Floor



First Floor

Total floor area 89.1 m² (960 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

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