



Castleton Park, Castleton Road, St. Athan, Barry, The Vale Of Glamorgan.
CF62 4LG
£115,000



Daniel Matthew Estate Agents
14 High Street, Barry. CF62 7EA
01446 502 806

DanielMatthew
ESTATE AGENTS



**Castleton Park, Castleton Road, St. Athan,
Barry, The Vale Of Glamorgan. CF62 4LG
£115,000**

Daniel Matthew are pleased to offer to market this extremely well presented park home. The property comprises of hallway, open planned kitchen/dining area, lounge, two bedrooms and a family shower room. It would ideally suit someone downsizing/retiring or just looking for a holiday home. Situated on Castleton park in St Athan. A rural location over looking farmland. Offered for sale with no ongoing chain. Please call and speak to one of our sales team to arrange to view. 01446 502806



Entrance

Enter through half glazed PVC door. Into hallway fitted carpet, radiator, built in storage cupboard. Doors into :-

Kitchen/ Diner (11' 08" x 7' 0") or (3.56m x 2.13m)

Wood effect flooring to the kitchen area. A range of base and eye level units with complementing work surfaces. Inset one and a half bowl stainless steel sink with mixer tap over. Four ring gas hob with extractor fan over. Built in electric oven. Integrated washing machine and fridge/freezer. Wall mounted boiler. Tiling to splash backs. Window to side. Open to dining area with fitted carpet and further window to side. Opening into :-

Lounge (11' 08" x 10' 08") or (3.56m x 3.25m)

Fitted carpet box window to front. Feature fireplace with electric fire in situ. French PVC doors opening to raised balcony.

Bedroom One (9' 03" Min x 7' 10") or (2.82m Min x 2.39m)

Fitted carpet, window to side. Radiator. Range of built in wardrobes.

Bedroom Two (8' 06" x 6' 03" Min Min) or (2.59m x 1.91m Min)

Fitted carpet, window to side. Radiator. Built in wardrobe.

Shower Room (6' 09" x 4' 09") or (2.06m x 1.45m)

Wood effect flooring. A three piece suite in white comprising of close coupled WC, pedestal wash hand basin and a double shower cubicle with shower running from mains. Partially tiled walls. Obscure window to side.

Outside

Mainly laid to lawn, paved patio area. large garden shed to remain. Raised flower bed to front and block paved driveway.

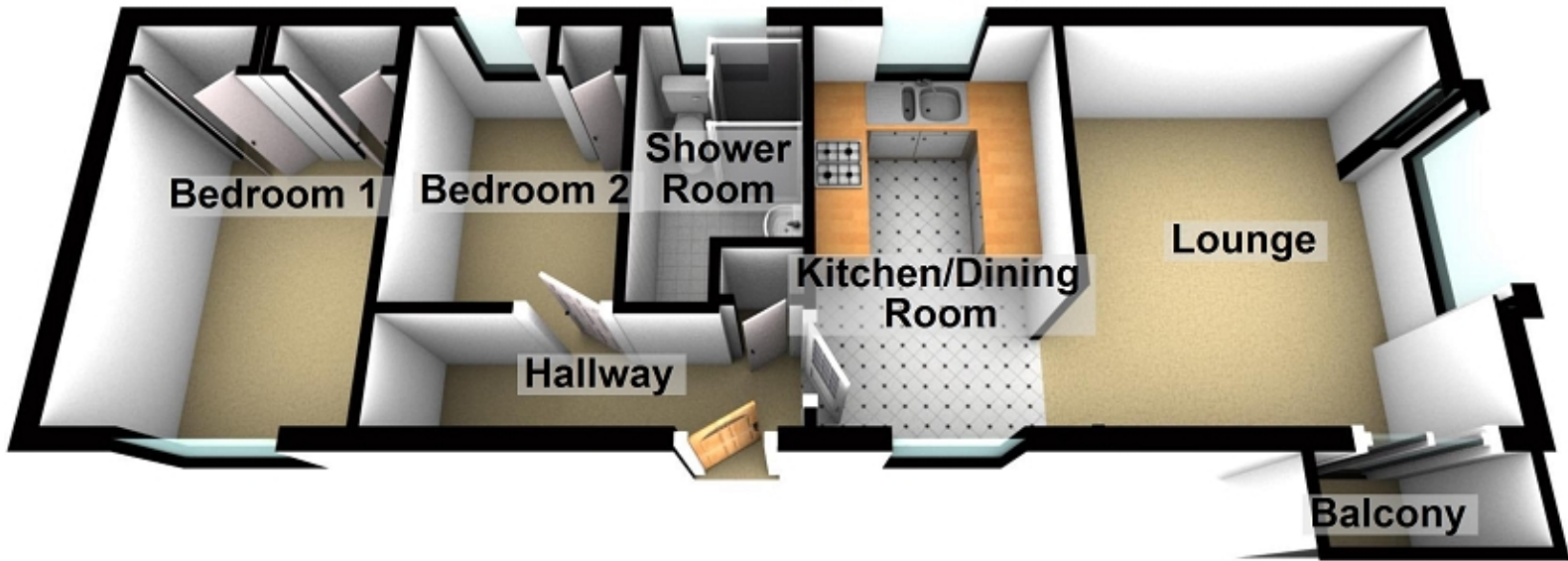
Services

This property has the following services: Mains drainage, mains water GAS BOTTLES FOR HEATING., mains electricity




Ground Floor

Approx. 40.8 sq. metres (438.9 sq. feet)



Total area: approx. 40.8 sq. metres (438.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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 barry@danielmatthew.co.uk

Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.