



276 Gladstone Road

Barry, CF63 1NH

Price £325,000

HARRIS & BIRT



The sizable accommodation briefly comprises; entrance porch, hallway, living room, kitchen and dining room to the ground floor, with the first floor comprising three bedrooms, family bathroom and shower room. The property is set back from the pavement with a small front garden and rear teared courtyard style garden with an additional double garage. There is a basement offering further accommodation with access from the rear garden. Side access through gates to the rear.

The property is situated within a popular spot in Barry offering excellent primary and secondary school catchment. Close proximity to local amenities including The Goodsheds and all it has to offer, as well as Academy Espresso Bar. Within close proximity to Porthkerry Park, The Knap and Barry Island. Barry has excellent access links through to Cardiff and the rural Vale of Glamorgan via the newly constructed five mile lane and easy link to M4 corridor.



Accommodation

Ground Floor

Entrance Porch

Double doors opening into porch. Wooden door. Glazed coloured vision panels. Tiled flooring. Half wood panelled walls. Further skimmed walls. Coved and skimmed ceiling. Door into hallway.

Hallway 6'0 x 34'8 (1.83m x 10.57m)

Tiled flooring. Skimmed walls. Skimmed ceiling. Picture railings. Aertex ceiling. Radiator. Stairs leading to first floor landing. Under stairs storage cupboard.

Living Room 13'8 x 27'9 (4.17m x 8.46m)

Bay window to front with further window to rear. Wood flooring. Opening for fireplace. Skimmed walls. Coved and aertex ceiling. Wall lighting. Picture railing and coving. Radiators.

Kitchen 9'2 x 12'9 (2.79m x 3.89m)

Modern fitted kitchen with features to include range of wall and base units set under and over marble effect work surface. 1.5 stainless steel sink bowl and drainer with chrome swan neck mixer taps. Five ring gas hob. Double eyeliner oven. Space for fridge/freezer. Space for washing machine. Space for dishwasher. Laminate flooring. Tiled walls. Two windows to side. Part glazed door leading out to side garden.

Dining Room 12'4 x 14'0 (3.76m x 4.27m)

Wooden flooring. Fireplace with surround. Coving. Radiator. Bay window. Radiator.

First Floor

Landing

Carpet stairs leading up to split staircase. Skimmed walls and ceiling. Picture rail.

Master Bedroom 12'8 x 14'8 (3.86m x 4.47m)

Bay window to rear. Wood flooring. Skimmed walls. Picture rail. Radiator. Pendant ceiling light.

En -Suite Shower Room

Three piece suite comprising shower with shower head attachment behind glass panel. Low level WC. Pedestal wash hand basin. Vinyl floor. Skimmed walls. Opaque glazed window to side. Boiler housed to cupboard.

Master Two 16'0 x 14'11 (4.88m x 4.55m)

Large double bedroom. Wood flooring. Aertex and coving. Bay front window and further wooden window to front. Radiator.

Bedroom Three 11'4 x 12'3 (3.45m x 3.73m)

Window to rear. Carpet flooring. Skimmed walls. Coved and aertex ceiling.

Bathroom 9'6 x 6'11 (2.90m x 2.11m)

Three piece suite comprising free standing bath with hot and cold mixer tap and separate shower head attachment. Low level WC. Wash hand basin with hot and cold taps. Vinyl flooring. Exposed brick feature wall. Part tiled walls. Further skimmed walls. Wood ceiling. Opaque glazed window to side. Vertical heated towel rail.

Outside

Steps leading up to front courtyard to front door. Slate laid flooring. Mature shrubbery. Side access via pedestrian gate. Large paved slabbed area. Views

beyond. Steps down to lower level. Garden shed. Steps down with gate to back alley.

Basement

Access from the rear garden. Entered through a wooden door. Window to rear aspect. WC. Power.

Services

Mains water, electricity and drainage.

Directions

whatthreewords-sweep.almost.gear







GROSS INTERNAL AREA
 FLOOR 1 795 sq.ft. FLOOR 2 789 sq.ft.
 TOTAL : 1,584 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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