



11 Sandringham Close

Barry, CF62 8BD

Price £399,950

HARRIS & BIRT



An excellent opportunity to purchase this four bedroom, detached, property situated in Highlight Park the ever popular hamlet of North West Barry. The property benefits from a sizable open plan reception space and due to its elevated position offers fantastic countryside views to front. Accommodation comprises entrance hall, cloakroom, living room, open plan kitchen/ dining/ family room to the ground floor. Stairs leading up to four good sized bedrooms and a family bathroom to the first floor. There is plenty of off road parking to front via a good sized driveway. Detached single garage to rear. Attractive gardens to both front and rear.

In the ever popular Highlight Park development, within close proximity to a range of local amenities including bus stop, shops and schooling. Easy access to the main road network brings major centres within comfortable commuting distance including the capital city of Cardiff, Swansea, Bridgend, Llantrisant etc. Close proximity to local amenities including Porthkerry Park, The Knap and Barry Island. Barry has excellent access links through to Cardiff, rural vale of Glamorgan via the newly constructed five mile lane and easy link to M4 corridor.



Accommodation

Ground Floor

Entrance Hallway 3'11 x 14'8 (1.19m x 4.47m)

The property is entered via uPVC front door with inset opaque glazed vision panel. Adjacent uPVC double glazed opaque panel to side offering natural lighting to open entrance hallway. Quarter turn carpet staircase to first floor landing. Skimmed walls with fitted dado rail. Skimmed ceiling. Wood effect flooring with inset coir matting. Understairs storage. Fitted alarm panel housed to wall. Communicating doors to all ground floor rooms.

Cloakroom 4'0 x 4'9 (1.22m x 1.45m)

Two piece suite in white comprising hidden cistern low level WC and inset wash hand basin to a good sized vanity unit. Half tiled splashback. Skimmed walls. uPVC double glazed opaque window to side elevation. Tiled flooring. Fitted radiator.

Living Room 13'4 x 15'1 (4.06m x 4.60m)

Excellent sized principal reception room. uPVC double glazed picture window enjoying fantastic views across Dyffryn valley and beyond. Skimmed walls. Coved ceiling. Matching wood effect flooring. Gas flush fronted coal effect fire housed to wall. Fitted radiator. Opens through into kitchen/ dining/ family room.

Kitchen/Dining/Family Room 20'7 x 12'9 max (6.27m x 3.89m max)

An open plan kitchen/dining/family room. Semi-open plan into living room. Door through into entrance hall. An attractive U-shaped kitchen in a dove grey shaker style. Peninsular breakfast bar. Feature including plenty of space for washing machine, tumble dryer, dishwasher and American style fridge/ freezer. Inset eyeline microwave. Eyeline electric fan oven. China Belfast 1.5 sink and drainer

with chrome swan neck mixer tap. Five ring induction hob. Quartz effect worksurface with matching upstand. uPVC double glazed patio doors open out onto attractive rear gardens. Further natural light via uPVC double glazed window to rear elevation. Skimmed walls and ceiling with inset LED spotlighting. Matching wood effect flooring. Modern fitted vertical radiator.

First Floor

Landing 5'10 x 3'0 (1.78m x 0.91m)

Accessed via half turn staircase to open landing. uPVC double glazed window to side elevation. Skimmed walls with fitted dado rails. Coved ceiling. Access to loft via hatch. Good sized airing cupboard with open shelving.

Master Bedroom 11'0 x 15'8 (3.35m x 4.78m)

Excellent sized double bedroom with uPVC double glazed picture window to front elevation enjoying fantastic views across open countryside beyond. Skimmed walls. Coved ceiling. Fitted carpet. Fitted radiator. Range of built in bedroom furniture.

Bedroom Two 11'0 x 12'8 (3.35m x 3.86m)

Another good sized double bedroom. uPVC double glazed window to rear elevation. Skimmed walls. Textured ceiling. Fitted carpet. Fitted radiator.

Bedroom Three 9'6 x 10'10 (2.90m x 3.30m)

Another good sized double bedroom. uPVC double glazed window to rear elevation. Skimmed walls. Textured ceiling. Fitted carpet. Fitted radiator.

Bedroom Four 9'6 x 7'4 (2.90m x 2.24m)

uPVC double glazed window to front elevation enjoying those fantastic views. Skimmed walls. Textured ceiling. Fitted carpet. Fitted radiator.

Family Bathroom 6'3 x 6'3 (1.91m x 1.91m)

Three piece suite in white comprising panelled bath with integrated chrome shower with rainfall shower head attachment. Low level WC and wash hand basin with chrome mixer tap set into a low level vanity unit. PVC clad splashback. uPVC double glazed opaque window. Vinyl laid flooring. Range of fitted downlight.

Outside

Off road parking to front via driveway, set back from road via parcel of lawn. Attractive and easy to maintain rear garden, accessed by pedestrian close boarded wooden gate,. Raised beds and borders. Private rear garden via close boarded fencing and mature hedgerow creating privacy.

Garage

Good space for storage. Brick built. Up and over garage door. Concrete base. Situated to the rear of the garden behind timber fencing.

Services

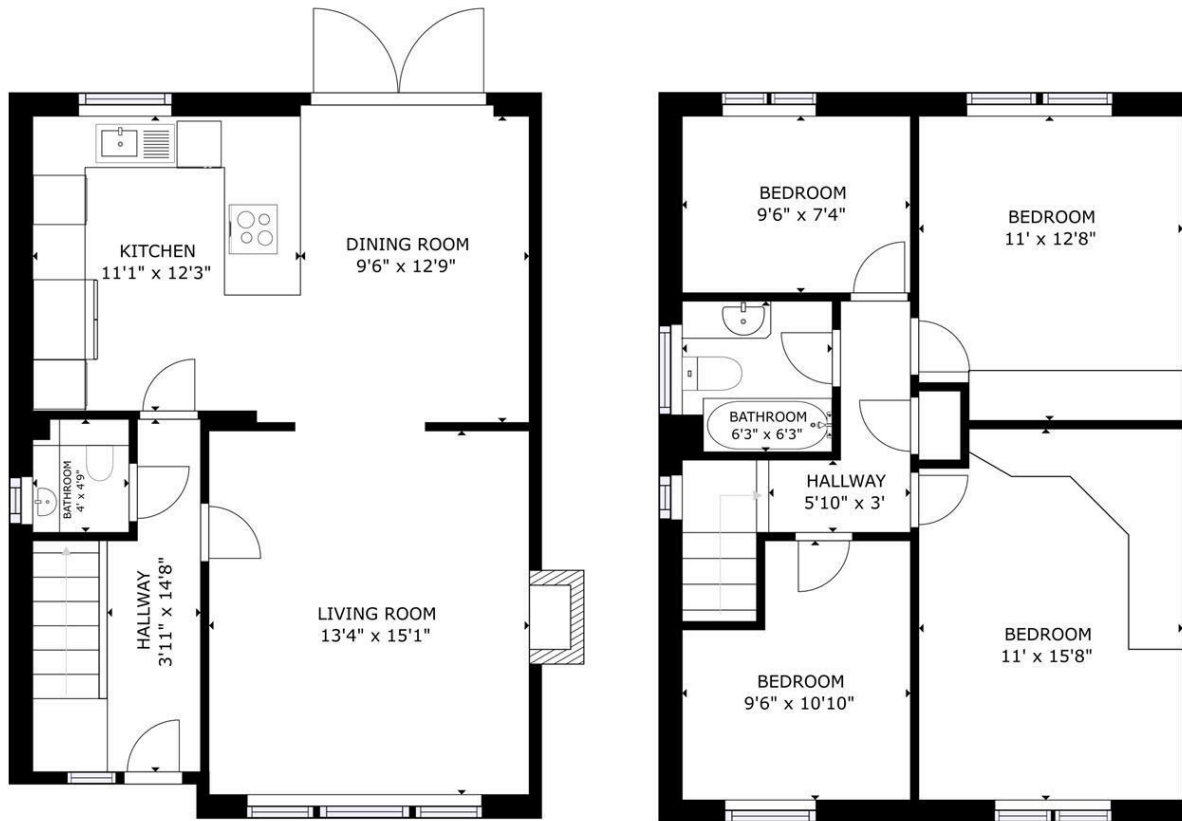
The property is serviced by mains gas electric water and drainage.

Directions

From our offices at 65 High Street, Cowbridge take the main A48 road heading towards Cardiff. Between the villages of Bonvilston and St Nicholas at the traffic lights turn right onto Five Mile Lane. At the roundabout at Weycock Cross take the first exit onto Port Road West. At the next roundabout take the first exit onto the A4050 Port Rd East. At the traffic lights, turn left onto Stirling Road. At the junction turn either right or left and follow the road around to Sandringham Close and the property will be on your left.







GROSS INTERNAL AREA
 FLOOR 1: 603 sq ft, FLOOR 2: 623 sq ft
 TOTAL: 1126 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 | 85 |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (2 plus) A | | |
| (1-2) B | | |
| (3-4) C | | |
| (5-6) D | | |
| (7-8) E | | |
| (9-10) F | | |
| (11-12) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | 68 |

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