

# KNIGHTS



Residential & Commercial Sales and Letting Agents



## Woodham Park

, Barry, CF62 8FJ

£345,000

KNIGHTS are delighted to offer for sale this five bedroom semi detached residence situated on Woodham Park estate within easy access of all local amenities including; supermarket, English and Welsh speaking schools, further education college, hospital and public transport providing links to Cardiff, Bridgend and Penarth.

Accommodation briefly comprising; Entrance Porch, Hallway, Open Plan Lounge/Diner, Kitchen and conservatory to the ground floor. Five bedrooms and family bathroom to the first floor. The property benefits from driveway and garage providing off road parking. Enclosed sunny family garden.

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### Viewing

Please contact our Knights Barry Office on 01446 700222 if you wish to arrange a viewing appointment for this property or require further information.



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## ENTRANCE

Via UPVC sliding doors leading into;

## PORCH

Tiling to floor. Wooden door leading to;

## HALLWAY

5'8" x 5'7"

Coving to ceiling. Radiator. Fitted carpet.

Staircase rising to first floor landing. Door off to;

## OPEN LIVING/DINING ROOM

25'6" x 12'5"

UPVC double glazed window to front elevation. UPVC sliding doors to rear. Coving to ceiling. Ample room for living and dining furniture. Radiators. Fitted carpet.

## CONSERVATORY

12'0" x 8'6"

Hard wood double glazed conservatory. Tiling to floor. Patio door leading out to rear garden.

## KITCHEN

10'1" x 6'11" / 11'3" x 8'7"

UPVC double glazed window and door to rear elevation giving access to the garden. Range of wall and base units with work surfaces over. Stainless steel one and a half sink bowl and drainer with mixer tap over. Tiling to splash back areas. Built in double oven. Four ring electric hob with extractor fan above. Integrated microwave. Ample room for under counter white goods and standing fridge freezer. Door to W/C and garage. Tiling to floor.

## DOWNSTAIRS W/C

4'5" x 2'10"

Coving to ceiling. Low level w/c. wash hand basin. Tiling to floor.

## FIRST FLOOR LANDING

Access to loft space. Large storage cupboard

housing combination boiler. Fitted carpet. Doors off to all rooms.

## BEDROOM ONE

12'5" x 9'5"

UPVC double glazed window to front elevation. Coving to ceiling. Range of built in wardrobes. Radiator. Fitted carpet.

## BEDROOM TWO

10'0" x 8'4"

UPVC double glazed window to rear elevation. Coving to ceiling. Range of built in wardrobes. Radiator. Fitted carpet.

## BEDROOM THREE

15'0" x 7'5"

UPVC double glazed window to front elevation. Coving to ceiling. Radiator. Fitted carpet.

## BEDROOM FOUR

10'11" x 7'6"

UPVC double glazed window to rear elevation. Coving to ceiling. Radiator. Fitted carpet.

## BEDROOM FIVE

5'10" x 9'6"

UPVC double glazed window to front elevation. Coving to ceiling. Radiator. Fitted carpet.

## BATHROOM

UPVC double glazed window to rear elevation. W/C. Wash hand basin. Bath with over head shower. Tiled to splash back areas. Radiator. Tiling to floor.

## REAR GARDEN

Enclosed with timber fencing. Laid out patio slabs and lawn. Outside tap.

## GARAGE

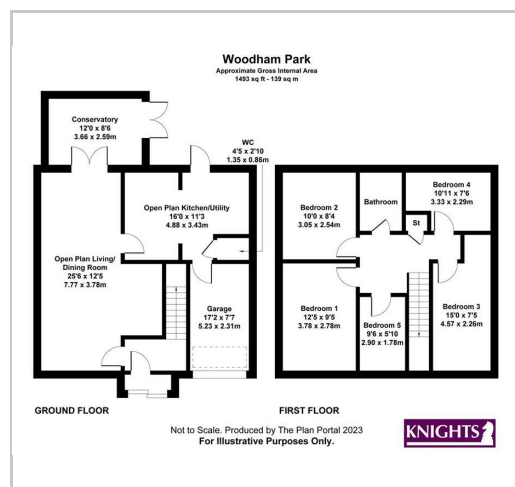
17'12" x 7'7"

Power points.

## Area Map



## Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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