

KNIGHTS



Residential & Commercial Sales and Letting Agents



Heol Sirhwi

Cwm Talwg, Barry, CF62 7TG

£440,000

KNIGHTS are delighted to offer the sale of this beautifully presented dormer-bungalow on Heol Sirhwi, Barry. This four double bedroom property is tucked away in a quiet cul-de-sac, located in the popular Cwm-Talwg area, close to local shops, schools, public transport routes. With renovations throughout, this property is ready to move in and a must see to appreciate.

Property briefly comprising; Entrance, Porch, Hallway, Living room, Open-plan Kitchen/Diner, W/C and two double bedrooms to the ground floor. Two double bedrooms and family bathroom to the first floor. Integral garage. Off road parking for multiple vehicles.

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 door with obscure glass panels leading into;

PORCH

7'04" x 3'09"

UPVC double glazed obscure windows to the side and rear elevation. Tiling to floor. UPVC door with decorative obscure glass panels leading into;

HALLWAY

Coving to ceiling. Staircase rising to first floor landing with fitted carpet and understairs storage cupboard. Radiator. Wood effect flooring. Doors off to all rooms.

LIVING ROOM

15'05" x 13'0"

UPVC double glazed bi-folding doors to the rear elevation overlooking and leading to rear garden. Coving to ceiling. Radiator. Fitted carpet.

OPEN KITCHEN/DINING/BREAKFAST ROOM

35'10" x 14'01"

KITCHEN - 15'04" x 7'05"

UPVC double glazed window to the side elevation. Spotlights to ceiling. Range of modern wall and base units with wooden work surfaces over. Ceramic one and a half bowl sink and drainer with mixer tap over. Tiling to splash back areas. Ample space for American style fridge/freezer. Integrated double oven, four-ring electric hob, microwave and dishwasher. Tiling to floor. Archway into; BREAKFAST ROOM - 9'11" x 8'04"

UPVC double glazed window to the side elevation. Pyramid skylight providing plenty of natural lighting. Spotlights to ceiling. Exposed brick walls. Wooden breakfast bar continuing from windowsill with undercounter storage and wine fridge. Modern style Radiator. Continuation of the tiling to floor. Door into garage. Open to;

DINING ROOM - 14'01" x 10'07"

UPVC double glazed window to the side elevation and bi-folding doors to the other side, overlooking and leading to the rear garden. Pyramid skylight and spotlights to ceiling. Exposed brick wall. Modern style radiator. Continuation of tiling to floor.

W/C

6'11" x 3'03"

UPVC double glazed obscure window to the side elevation. Low level W/C. Vanity unit housing the wash hand basin with mixer tap over. Heated towel rail. Tiling to all walls and floor.

BEDROOM ONE

13'03" x 9'09"

UPVC double glazed window to the front elevation. Coving to ceiling. Radiator. Continuation of the wood effect flooring.

BEDROOM FOUR

10'09" x 10'05"

UPVC double glazed window to the front elevation. Coving to ceiling. Radiator. Continuation of the wood effect flooring.

FIRST FLOOR LANDING

UPVC double glazed obscure window to the side elevation. Smoke detector. Access to loft space. Large storage cupboard housing the brand new combination boiler. Fitted carpet. Doors off the bedrooms and bathroom.

BEDROOM ONE

13'04" x 12'11"

UPVC double glazed window to the front elevation. Wall lights. Access to eaves for storage. Radiator. Fitted carpet.

BEDROOM TWO

12'11" x 12'11"

UPVC double glazed window to the rear elevation. Built in wardrobe space to the eaves. Radiator. Fitted carpet.

BATHROOM

8'02" x 7'07"

Velux style window and spotlights to the ceiling. Extractor fan. Four piece suite comprising; Low level W/C, Wash hand basin with mixer tap over, Jacuzzi bath with mixer tap and shower attachment over and walk-in shower cubicle with waterfall and handheld shower attachment over. Heated towel rail. Tiling to all walls and floor.

GARAGE

16'11" x 8'04"

Access via roll top door to the front elevation. Benefiting from power, lighting and plumbing. Range of wall and base units.

REAR GARDEN

Enclosed rear garden laid mainly with paving slabs and stone chippings. Raising flower and shrub boarders. Outside water tap. Timber gate to the side giving access to the front elevation.

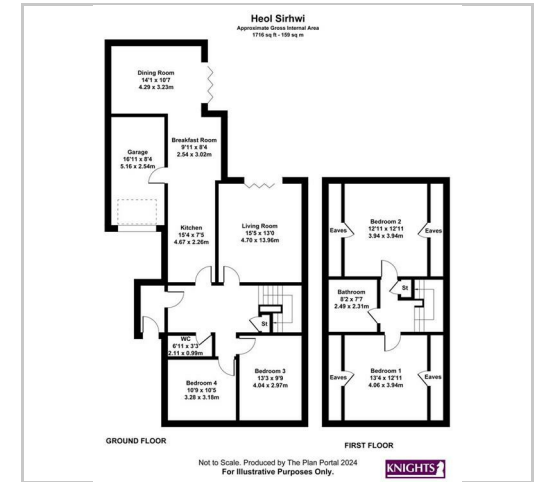
FRONT ELEVATION

Parking spaces for multiple vehicles. Access to garage via roll top door.

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.

84 High Street, Barry, South Glamorgan, CF62 7DX

Tel: 01446 700222 Email: sales@knights.uk.com <https://knights.uk.com/>