

KNIGHTS



Residential & Commercial Sales and Letting Agents



College Fields Close.

Barry, Barry, CF62 8LF

£330,000

KNIGHTS are delighted to offer the sale of this beautifully presented home in College Fields Close, Barry. This three bedroom residence is in immaculate condition and boasts three bedrooms, two reception rooms and a wonderful south facing garden. Situated in an ideal central location, close to local schools, shops and public transport routes.

Property briefly comprising; Entrance hallway, Open plan Living/Dining room, Kitchen, Utility room, Second Reception room and W/C to the ground floor. Three bedrooms and shower room to the first floor. Enclosed sunny garden. Off road parking to the front.

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.



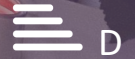
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ENTRANCE

Via composite door with decorative obscure glass panels leading into;

HALLWAY

Coving to ceiling. Staircase rising to first floor landing with fitted carpet and under stairs storage space.

Radiator. Wood effect flooring. Doors off to all rooms.

OPEN LIVING/DINING ROOM

26'7" x 14'9"

UPVC double glazed window to the front elevation and sliding doors to the rear overlooking and leading to the rear garden. Coving to ceiling. Feature fireplace with marble hearth. Two radiators. Fitted carpet.

KITCHEN

11'4" x 8'2"

UPVC double glazed window to the rear elevation. Coving to ceiling. Range of modern wall and base units with work surfaces over. Tiling to splash back areas. Composite one and a half bowl sink and drainer with extendable mixer tap over. Integrated dishwasher, fridge and freezer. Built in Smeg oven with four ring gas hob and extractor fan above. Radiator. Continuation of the wood effect flooring. Door into;

UTILITY ROOM

8'4" x 8'2"

UPVC double glazed window and door to the rear elevation, overlooking and leading to the rear garden. Matching range of wall and base units with work surfaces over. Tiling to splash back areas. Ample space and plumbing for under counter white goods. Composite one and a half bowl sink and drainer with extendable mixer tap over. Wall mounted combination boiler. Radiator. Continuation of the wood effect flooring. Door into;

RECEPTION ROOM TWO

17'4" x 8'1"

Currently used as a home clinic

UPVC double glazed window to the front elevation. Range of base units with work surfaces over. Stainless steel sink with mixer tap over. Wood effect flooring.

W/C

5'10" x 2'6"

UPVC double glazed obscure window to the front elevation. Low level W/C. Wash hand basin with mixer tap over. Tiling to splash back areas. Tiling to floor.

FIRST FLOOR LANDING

UPVC double glazed window to the side elevation. Access to loft space. Large storage cupboard with shelving. Fitted carpet. Doors off to all rooms.

BEDROOM ONE

13'0" x 10'8" to wardrobes

UPVC double glazed window to the front elevation. Coving to ceiling. Range of fitted wardrobes with sliding mirror doors. Radiator. Fitted carpet.

BEDROOM TWO

10'8" x 9'6" to wardrobes

UPVC double glazed window to the rear elevation. Coving to ceiling. Range of fitted wardrobes with sliding mirror doors. Radiator. Fitted carpet.

BEDROOM THREE

9'3" x 7'2"

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

SHOWER ROOM

7'1" x 5'9"

UPVC double glazed obscure window to the rear elevation. Extractor fan. Three piece suite comprising; Low level W/C, Wash hand basin with mixer tap over and walk in shower cubicle with wall mounted shower. Tiling to all walls. Heated towel rail. Tiling to floor.

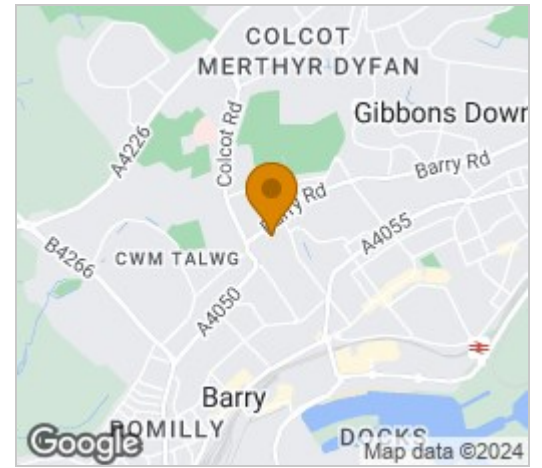
REAR GARDEN

South facing garden enclosed with timber fencing. Timber gate to the side giving access to the front elevation. Mainly laid to lawn with patio area laid with paving slabs. Outside water tap.

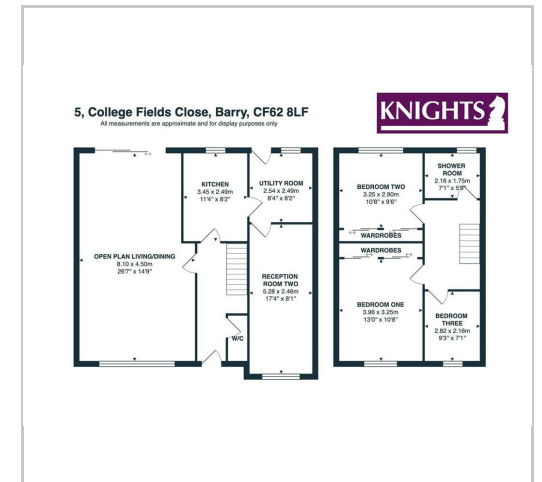
FRONT ELEVATION

Off road parking space. Lawn area.

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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