



PURDEY CLOSE

BARRY



# PURDEY CLOSE

, C F 62 8N T

£249,950 -

FREEHOLD



2 Bed



1 Bath



sq ft

Welcome to this charming property located in the desirable area of Purdey Close, Barry. This lovely bungalow boasts a warm and welcoming atmosphere, perfect for those seeking a cozy home in a convenient location.

As you step inside, you are greeted by a spacious reception room, ideal for entertaining guests or simply relaxing with your loved ones. The property features two comfortable bedrooms, offering ample space for a small family or guests.

The well-maintained bathroom provides convenience and modern comfort. Additionally, the off-road parking and detached garage with power supply are perfect for those with vehicles or in need of extra storage space.

Situated in a sought-after area, this property is conveniently close to shops and schools, making it an ideal choice for families or anyone looking for easy access to amenities.

With no chain involved, the process of making this property your own is made even smoother. Don't miss out on the opportunity to own a piece of this wonderful neighbourhood. Book a viewing today and envision the potential this property holds for you!

## ENTRANCE

Via UPVC door with obscure glass panel leading into;

## PORCH

5'1" x 2'11"

UPVC double glazed obscure windows to the front and both side elevations. Tiling to floor. UPVC door with obscure glass panel leading into;

## HALLWAY

4'2" x 3'2"

Coving to ceiling. Built in storage cupboard housing the wall mounted combination boiler. Tiling to floor. Doors off to rooms.

## KITCHEN

11'10" x 5'11"

UPVC double glazed window to the side elevation. Coving to ceiling. Modern range of wall and base units with work surfaces over. Composite one and a half bowl sink and drainer with mixer tap over. Integrated fridge/freezer and washing machine. Built in eye-level oven. Four ring electric hob with extractor fan above. Serving hatch with obscure glass panels into living room. Tiling to floor.

## LIVING ROOM

15'4" x 11'5"

UPVC double glazed window to the front elevation. Coving and spotlights to ceiling. Featured fireplace. Radiator. Fitted carpet. Door into;

## INNER HALLWAY

Coving to ceiling. Access to loft space. Large built in storage cupboard. Fitted carpet. Doors off to all rooms.

## BEDROOM ONE

13'9" (11'6") x 8'2"

UPVC double glazed window to the rear elevation. Coving to ceiling. Range of built in furniture, including wardrobes with sliding mirror doors and over bed storage. Radiator. Fitted carpet.

## BEDROOM TWO

9'1" x 7'10"

UPVC double glazed window and door to the rear elevation overlooking and leading to the rear garden. Coving to ceiling. Radiator. Fitted carpet.

## SHOWER ROOM

6'3" x 5'10"

UPVC double glazed obscure window to the side elevation. Coving to ceiling. Tiling to all walls. Three piece suite comprising: Vanity unit housing the wash hand basin and low level W/C, and a walk in double shower. Heated towel rail. Tiling to the floor.

## GARDEN

Enclosed rear garden, laid mainly with paving bricks. Gate to the side giving access onto the driveway.

## GARAGE

18'0" x 8'11"


Car access via roll top door.

UPVC door to the side for standard access.

Window providing natural lighting. Power points and lighting.





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



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KNIGHTS