



WOODHAM PARK

BARRY

# WOODHAM PARK

BARRY, C F 62 8J F

£225,000 -

FREEHOLD



2 Bed



1 Bath



613.54 sq ft

Welcome to this property located in the lovely Woodham Park area of Barry. This delightful house boasts a cosy reception room, two comfortable bedrooms, and a bathroom, making it the perfect home for a small family or a couple looking to settle down.

Situated in a peaceful cul-de-sac, this property offers a tranquil environment for you to enjoy. The well-maintained interior exudes a warm and inviting atmosphere, providing a comfortable space for relaxation and entertainment.

With no chain involved, you can swiftly make this house your new home without any delays. The desired location of Woodham Park adds to the appeal of this property, offering convenience and a sense of community.

Don't miss out on the opportunity to own this lovely house in Woodham Park. Contact us today to arrange a viewing and take the first step towards making this charming property your own.

## ENTRANCE

Via UPVC door with obscure glass panels leading into;

## HALLWAY

3'02" x 5'07"

Coving to ceiling. Large storage cupboard housing the wall mounted combination boiler. Radiator. Tiling to floor. Door into living room and open to;

## KITCHEN

8'07" x 8'01"

UPVC double glazed window to the front elevation. Coving to ceiling. Range of wall and base units with work surfaces over. Built-in oven with four ring gas hob and extractor fan above. Stainless steel sink and drainer with mixer tap over. Ample space and plumbing for under counter white goods. Integrated fridge and freezer. Tiling to splash back areas. Tiling to floor.

## LIVING ROOM

16'06" x 12'01"

UPVC double glazed sliding doors to the rear, overlooking and leading to the rear garden. Coving to ceiling. Staircase rising to first floor landing with fitted carpet. Radiator. Wood effect flooring.

## FIRST FLOOR LANDING

Access to loft space. Dado rail. Fitted carpet. Doors off to all rooms.

## BEDROOM ONE

12'04" x 8'09" (12'02")

UPVC double glazed window to the rear elevation. Coving to ceiling. Radiator. Wood effect flooring.

## BEDROOM TWO

12'04" x 6'03"

UPVC double glazed window to the front elevation. Coving to ceiling. Radiator. Wood effect flooring.

## BATHROOM

9'0" (6'03") x 5'06"

UPVC double glazed obscure window to the side elevation. Coving to ceiling. Tiling to all walls. Three piece suite comprising; Low level W/C, Pedestal wash hand basin with twin taps over and bath with mixer tap, handheld shower and wall mounted shower over. Large storage cupboard with radiator. Heated towel rail. Wood effect flooring.

## REAR GARDEN

Enclosed with timber fencing. Laid with patio and lawn area. Access into;

## STORAGE

14'05" x 5'01"

Secure storage space. UPVC double glazed windows to the front, rear and side elevations. UPVC doors to the front and rear elevation giving access to front elevation and rear garden.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			88
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



### Woodham Park, Barry, CF62 8JF

Total Area: 55.8 m<sup>2</sup> ... 601 ft<sup>2</sup>

All measurements are approximate and for display purposes only

BARRY & THE VALE'S HOME FOR

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& LETTINGS



KNIGHTS