



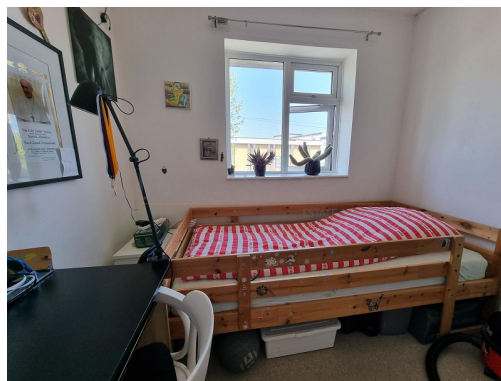
Gladstone Road, Barry, The Vale Of Glamorgan. CF63 1QG

£240,000



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DanielMatthew
ESTATE AGENTS



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Daniel Matthew are pleased to have this property to market. The property comprises of hallway, lounge, open plan kitchen/dining room to the ground floor. Three bedrooms and a family bathroom to the first floor. Further benefits are double glazing throughout, gas central heating and a mature rear garden. This property has potential to extend to the side. Situated close to the town centre with all local amenities at hand including shops, schools and public transport. To book your appointment please call 01446 502806.



Entrance (11' 05" x 5' 04") or (3.48m x 1.63m)

Enter through PVC door with glazed panel. ceramic wood effect tiled flooring. Obscure glazed window to side. Staircase rising to first floor with fitted carpet and under stairs storage cupboard. Handrail. Doors into :-

Lounge (12' 07" Max x 12' 06") or (3.84m Max x 3.81m)

Fitted carpet, radiator. Window to front elevation. Flat plastered walls and ceiling. Neutral decor.

Kitchen / Dining Room (18' 11" x 11' 03") or (5.77m x 3.43m)

The room has been open planned to provide a nice social area. Wood effect ceramic tiled flooring. A range of base and eye level units with complimenting work surfaces. Inset single drainer sink with mixer tap over. Spaces for washing machine, fridge freezer and slot in cooker. integrated dish washer. Tiling to splash backs. Window to rear. The dining area has continuation of flooring. Radiator. French doors giving access to rear garden. Flat plastered walls and ceiling. Neutral decor.

Landing

Fitted carpet, window to side elevation. Loft access. Doors leading into :-

Bedroom One (12' 01" x 11' 04") or (3.68m x 3.45m)

Fitted carpet, radiator, cupboard housing combination boiler. Window to rear. Flat plastered walls and ceiling neutral decor.

Bedroom Two (11' 10" x 11' 01") or (3.61m x 3.38m)

Wood effect laminate flooring, radiator, recess for double wardrobe. neutral decor. Window to front elevation.

Bedroom Three (8' 05" x 8' 03") or (2.57m x 2.51m)

Fitted carpet, neutral decor, radiator. Built in over stairs cupboard. Window to front.

Bathroom (6' 07" x 7' 05") or (2.01m x 2.26m)

Recently refurbished to a very high standard. Ceramic tiled flooring. A three piece suite in white comprising of close coupled WC, wall mounted double width sink with storage drawers beneath and a roll top footed bath with shower running from the mains and a bi folding shower screen. Matching wall mounted cabinet. Italian marble effect tiles fully cover the walls. Two obscure windows to side.

Outside

The front of the property has mature shrubs pathway leading to the side of the property and steps leading up to the entrance.

The rear garden is tiered and has paved patio areas, mature shrubs and fruit bushes and has a vegetable patch.

Services

This property has the following services: Mains electricity, mains water, mains gas, mains drainage

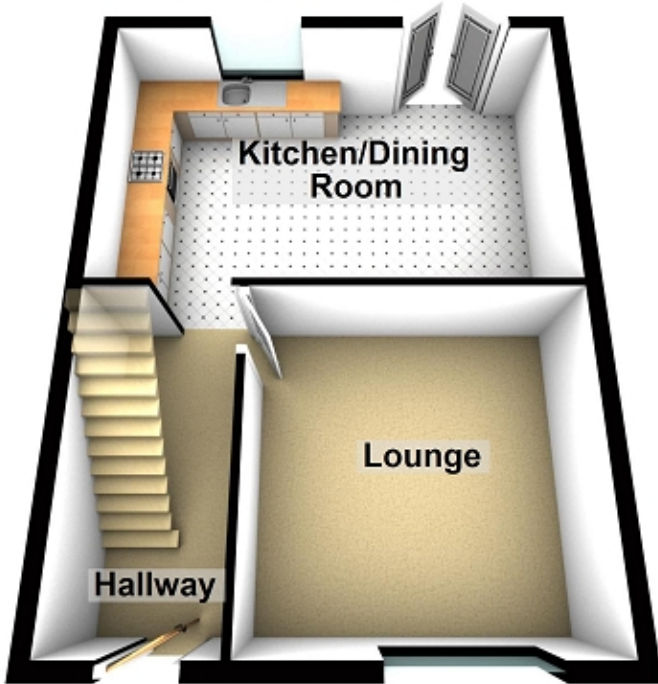
Tenure

The resale tenure for this property is Freehold



Ground Floor

Approx. 42.8 sq. metres (460.4 sq. feet)




First Floor

Approx. 42.8 sq. metres (460.4 sq. feet)



Total area: approx. 85.5 sq. metres (920.8 sq. feet)

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

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.