



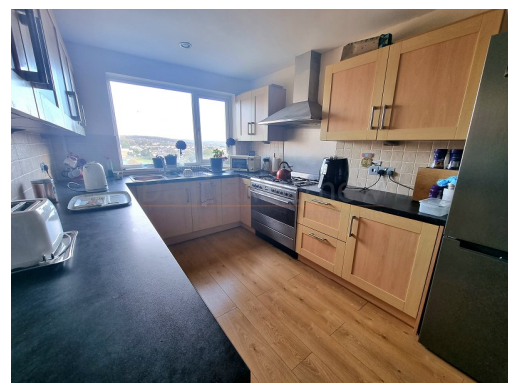
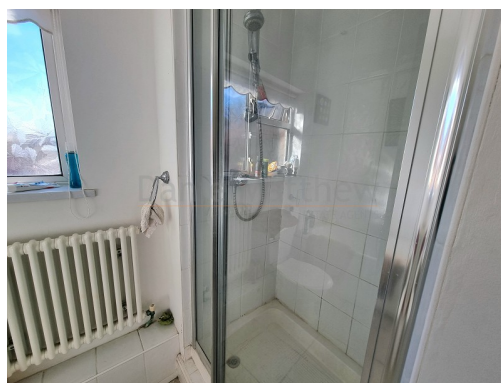
Denbigh Way, Barry, The Vale Of Glamorgan. CF62 9AT

£230,000



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DanielMatthew
ESTATE AGENTS



**Denbigh Way, Barry, The Vale Of Glamorgan.
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Daniel Matthew Estate Agents are pleased to offer for sale this well presented split level semi detached property situated in the heart of Barry. The property comprises to hallway, bathroom, open plan lounge/diner and kitchen to the first floor. To the lower ground floor there are three double bedrooms and a cloakroom. Further benefits are detached single garage, front & rear garden, double glazing throughout and gas central heating. The property is within walking distance to local amenities and local train station, To view, please call 01446 502806.



Hallway

UPVC door with obscured glass in door and side panel, fitted carpet, plastered walls and ceiling, pendant light fitting. Radiator. Door to storage cupboard which houses the Gas meter

Bathroom (7' 07" Max x 5' 07" Max) or (2.31m Max x 1.70m Max)

UPVC obscured window to rear aspect, shower cubicle, pedestal wash hand basin with mixer taps, low level W/C, panelled bath with mixer tap, column radiator. Tiled flooring, partially tiled walls, partially plastered walls and plastered ceiling.

Kitchen (8' 07" x 12' 07" Min) or (2.62m x 3.84m Min)

UPVC double glazed window to front aspect with incredible views, plastered ceiling with spot lights, tiled walls, wood effect laminate flooring, A range of matching wall and base units with complimentary work surfaces, one and a half bowl sink with drainer and mixer tap, space for fridge/freezer, gas double oven with five ring gas hob, extractor fan, radiator, breakfast bar.

Open Plan Lounge (12' 01" Max x 14' 00") or (3.68m Max x 4.27m)

UPVC Double glazed window to front aspect with outstanding views, plastered ceiling with coving, plastered walls, wood effect laminate flooring, log burner, steps leading to dining room. Pendant light fitting.

Open Plan Lounge/Diner (12' 01" x 9' 01") or (3.68m x 2.77m)

UPVC double glazed window to rear aspect, plastered ceiling, plastered walls, fitted carpet and loft access.

Landing

Plastered ceiling, plastered walls, fitted carpet, UPVC double glazing door leading to rear access, doors leading to three bedrooms and cloakroom, storage cupboard.

Cloakroom/w.c (3' 03" x 5' 04") or (0.99m x 1.63m)

UPVC double glazed obscured window to side aspect, artexed ceiling, tiled flooring, two piece white suite comprising low level WC and floating wash hand basin

Bedroom One (16' 07" Max x 12' 01" Max) or (5.05m Max x 3.68m Max)

Newly fitted UPVC double glazed window to front aspect with incredible views, plastered ceiling with coving, plastered walls, fitted carpet, built in wardrobes with built in shelving, radiator.

Bedroom Two (11' 05" x 12' 0") or (3.48m x 3.66m)

UPVC double glazed window to rear aspect, plastered ceiling, plastered walls, newly fitted carpet, radiator, large walk-in wardrobe housing consumer unit.

Bedroom Three (9' 11" Max x 8' 06" Max) or (3.02m Max x 2.59m Max)

UPVC double glazed window to front aspect, plastered ceiling with coving, plastered walls, newly fitted carpet, radiator.

Garage

Single garage with up and over door, power and lighting.

Outside

Front - Large laid to lawn area with mature shrubs and plants, pathway leading to side pathway to rear garden.

Rear - pathway leading to UPVC double glazed door, single garage, stone chipping area. Iron gate leading to side pathway leading to front garden.

Services

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

Tenure

The resale tenure for this property is Freehold



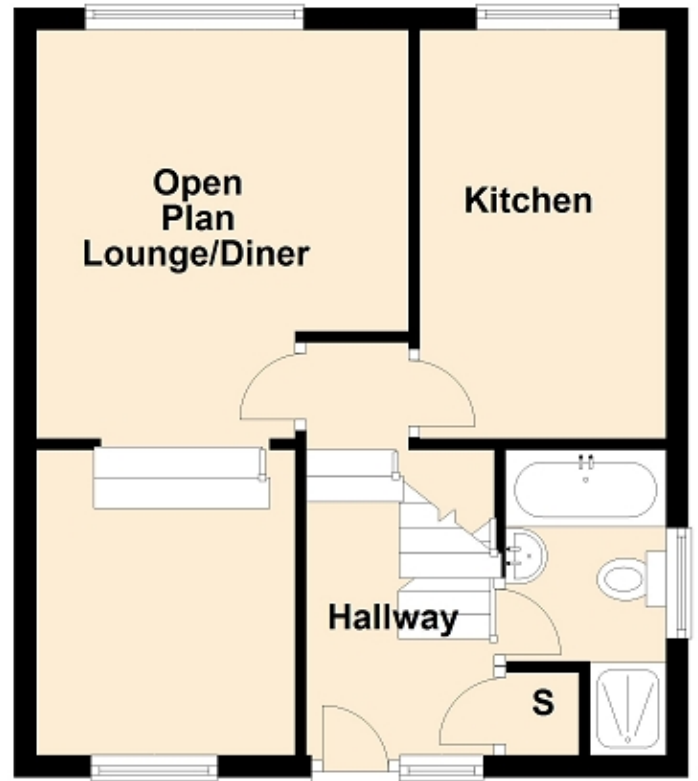
Basement

Approx. 36.9 sq. metres (397.3 sq. feet)




Ground Floor

Approx. 37.5 sq. metres (403.5 sq. feet)



Total area: approx. 74.4 sq. metres (800.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	71	
(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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