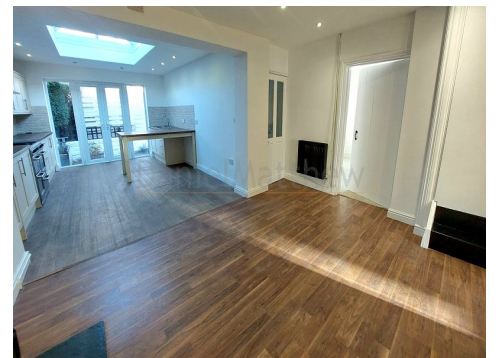




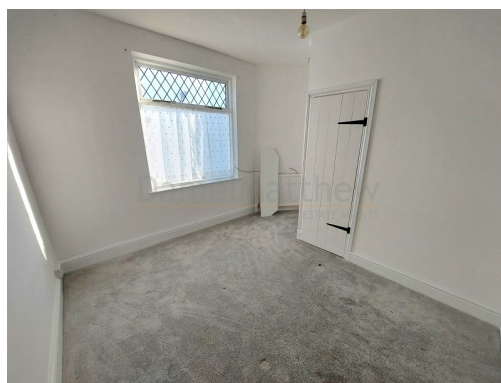
Coldbrook Road East, Barry, The Vale Of Glamorgan. CF63 1NF

£250,000



Daniel Matthew Estate Agents  
14 High Street, Barry. CF62 7EA  
01446 502 806

DanielMatthew  
ESTATE AGENTS



## Coldbrook Road East, Barry, The Vale Of Glamorgan. CF63 1NF

# £250,000

Daniel Matthew are pleased to offer for sale this well presented Bungalow. Comprising of inner porch, lounge, open planned kitchen/dining room, utility room, two ground floor bedrooms and a disability shower room. Benefiting from gas central heating, enclosed rear garden and off road parking. Would be ideal for converting the loft if correct planning was to be applied and granted. Situated on the Coldbrook area of Barry close to the Barry Docks link road. Offered for sale with no ongoing chain. To book your appointment call 01446 502806 and speak to one of our team



### Entrance Porch

Enter through UPVC door with glazed panel. Wall mounted electric consume unit. Glazed door into :-

### Lounge (13' 06" x 13' 03") or (4.11m x 4.04m)

Wood effect laminate flooring, flat plastered walls and ceiling. Single pendant light fitting. Feature fireplace with wooden surround and inset multi fuel burner. Neutral decor. Doors into :-

### Dining Area (13' 02" x 10' 07" ) or (4.01m x 3.23m)

Wood effect laminate flooring. feature fireplace with log burner inset. Flat plastered walls and ceiling. Staircase rising to loft room. Open planned into :-

### Kitchen Area (15' 01" x 11' 09") or (4.60m x 3.58m)

Wood effect vinyl flooring. A range of base and eye level units with complementing work surfaces and breakfast bar. Inset one and a half bowl stainless steel sink with mixer tap over. five ring range cooker. Tiling to splash backs. French doors with glazed side panels opening to rear garden. Flat plastered ceiling with recessed lighting and lantern roof. Further door into :-

### Utility Room (8' 09" x 5' 02" ) or (2.67m x 1.57m)

Floor unit with complementing work surface. space and plumbing for washing machine. Window to rear. Door into :-

### Shower Room

Vinyl flooring. Disability shower cubicle with seat and electric shower. WC and wall mounted rise and fall wash hand basin. Partially tiled walls. built in cupboard.

### Bedroom One (13' 02" x 10' 02" ) or (4.01m x 3.10m)

Fitted carpet, flat plastered walls and ceiling. Box bay to front. Built in wardrobes. Neutral decor.

### Bedroom Two (11' 04" Max x 10' 01" Max) or (3.45m Max x 3.07m Max)

Fitted carpet, neutral decor window to side. Built in wardrobe.

### Outside

The front of the property has off road parking. Ramp with hand rail leading to entrance. The rear garden has paved patio area. Steps leading up to a raised garden which has mature planting and a pond. two enclosed seating areas and a permanent storage shed/ workshop.

### Services

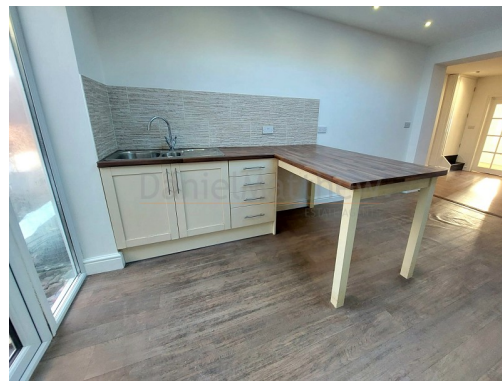
This property has the following services: Mains electricity, mains water, mains gas, mains drainage

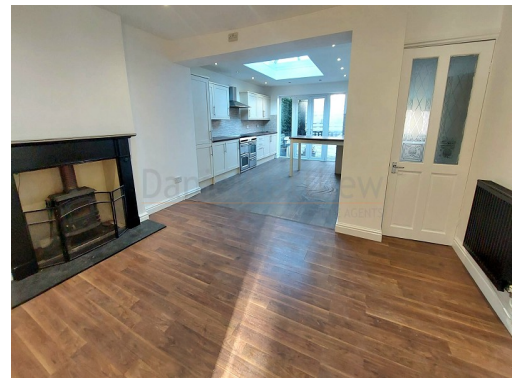
### Tenure

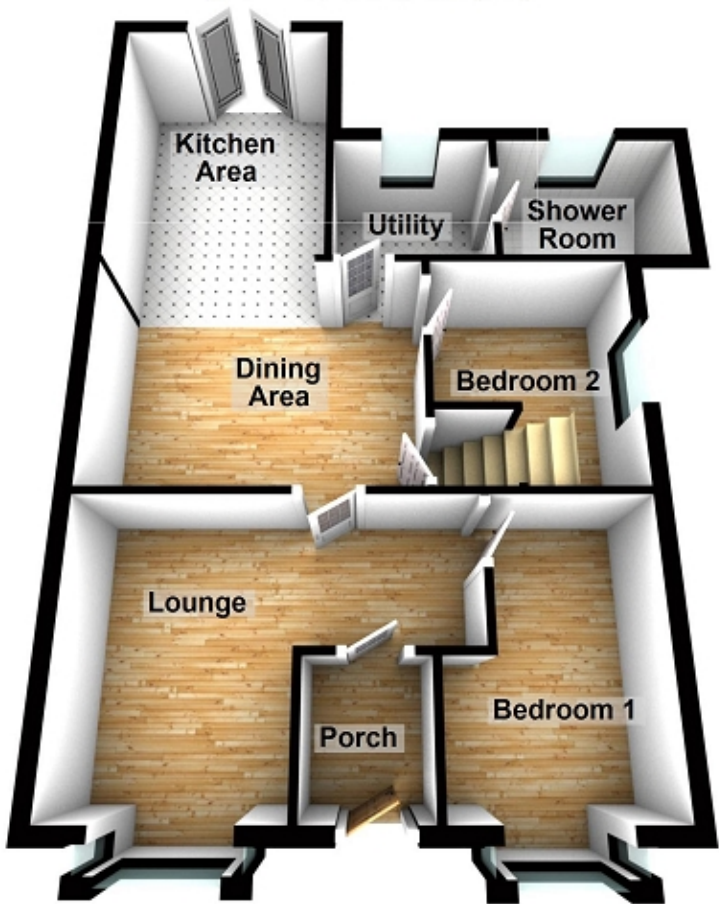
The resale tenure for this property is Freehold


### Council Tax

The council tax for this property is band C

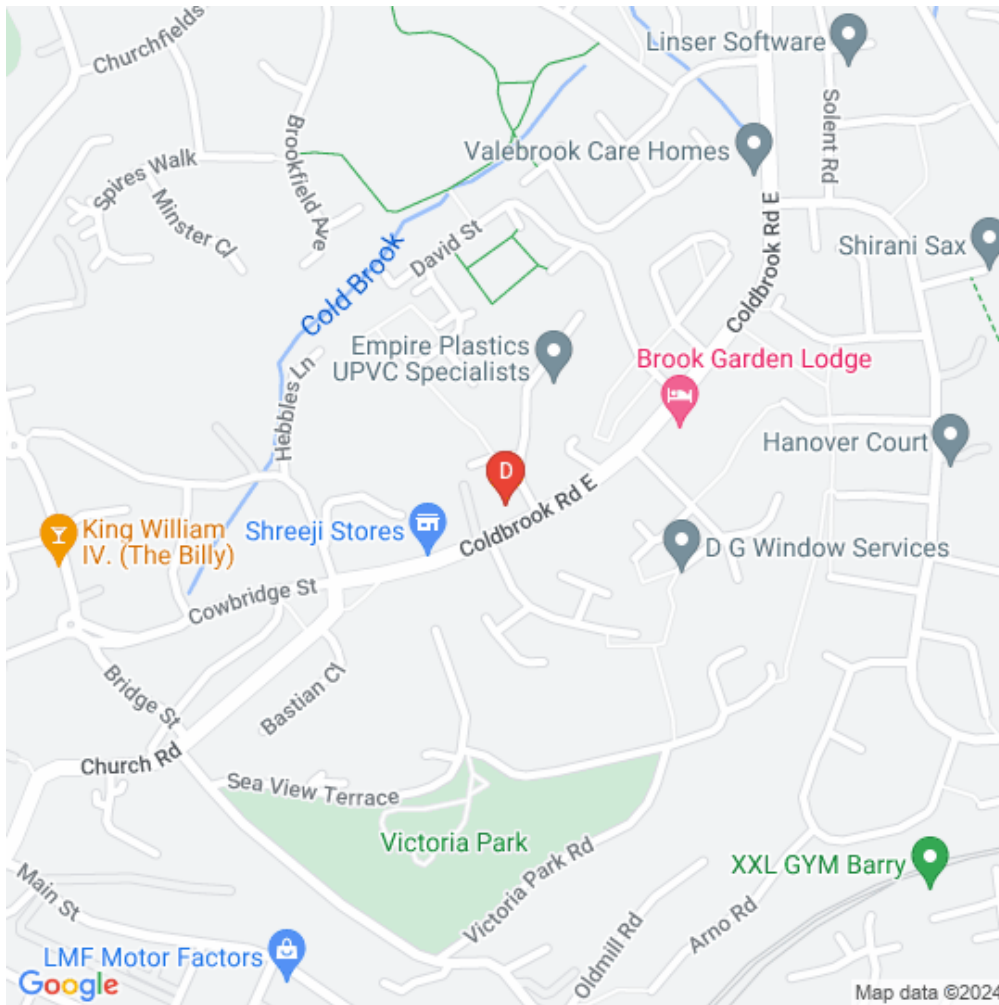






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		104
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		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.