



Woodlands Road, Barry, The Vale Of Glamorgan. CF63 4EF

£280,000



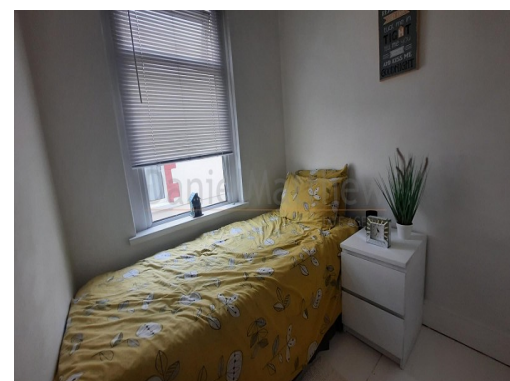
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ESTATE AGENTS



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TOWN CENTRE LOCATION. Daniel Matthew estate agents are happy to offer for sale this traditional double bay fronted property. Comprising of hallway, lounge, family room, WC and kitchen to ground floor. Landing, four bedrooms and a family bathroom to first floor. Benefiting from double glazing, gas central heating, enclosed rear garden and a double sized garage. Situated close to the town centre with all its local amenities including shops, library and leisure centre. Public



Entrance

Steps leading up to an open porch. Original half tiled walls. PVC door with glazed panel into :-

Hallway

Terrazzo style flooring, radiator, staircase rising to first floor with original spindled balustrade. Under stairs storage cupboard. Doors leading into :-

Lounge (13' 02" Max x 12' 03") or (4.01m Max x 3.73m)

Fitted carpet, flat plastered walls. Feature open fire place with electric stove in situ. Radiator. Bay window to front elevation with slatted blinds. Flat plastered ceiling with coving and ceiling rose. Double half glazed doors into :-

Family Room (11' 07" x 10' 01") or (3.53m x 3.07m)

Fitted carpet, radiator, open fireplace with ornate beam. Original built in cupboard and alcove. French doors opening to rear garden. flat plastered ceiling, original coving. Ceiling rose with single pendant light fitting.

Cloakroom/w.c

Travertine flooring. Close coupled WC, wall mounted wash hand basin. Tiling to splash back. Extractor fan. Heated towel rail.

Dining Room (10' 10" x 11' 02") or (3.30m x 3.40m)

Ceramic tiled flooring, radiator. Flat plastered walls and ceiling. Door into :-

Kitchen (11' 02" Max x 10' 10" Max) or (3.40m Max x 3.30m Max)

Continuation of ceramic tiled flooring. Range of of base and eye level units with complementing work surfaces. Inset one and a half bowl sink. Spaces for washing machine, fridge/freezer and slot in gas range cooker. Built in larder cupboard. Window to rear elevation. Tall modern radiator. Glazed PVC door giving access to rear garden.

Landing

Spindled balustrade, Fitted carpet. Loft access. Doors into :-

Bedroom One (13' 02" Max x 16' 07") or (4.01m Max x 5.05m)

Stripped and varnished floorboards. Original fireplace. A range of built in wardrobes. Bay window and further window both fitted with blinds to front elevation views towards the Bristol channel Radiator. Flat plastered walls and ceiling.

Bedroom Two (11' 06" x 10' 01") or (3.51m x 3.07m)

Original stripped and varnished floorboards. Flat plastered walls and ceiling. Built in storage cupboard. Window to rear. Radiator.

Bedroom Three (9' 02" x 11' 06") or (2.79m x 3.51m)

Original stripped and varnished floorboards. Flat plastered walls and ceiling. Window to rear. Radiator. Built in wardrobe.

Bedroom Four (8' 05" x 6' 07") or (2.57m x 2.01m)

Whitewashed floorboards, window to side elevation. Flat plastered walls and ceiling.

Bathroom (8' 06" x 8' 02") or (2.59m x 2.49m)

Travertine tiled flooring. A four piece suite comprising of close coupled WC, wall mounted wash hand basin and a luxurious deep free standing bath with shower head mixer tap. Quadrant shower cubicle with rain shower over running from the mains. Partially tiled walls. Obscure window to side. Heated towel rail.

Outside

An enclosed rear garden with steps leading up to a shingled level with sporadic paving and flower borders. Steps leading up to a paved patio area. Door leading into :-



Garage (18' 08" x 15' 01") or (5.69m x 4.60m)

A double sized garage with up and over door, power and lighting. Window to front. Door accessing rear garden.

Services

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

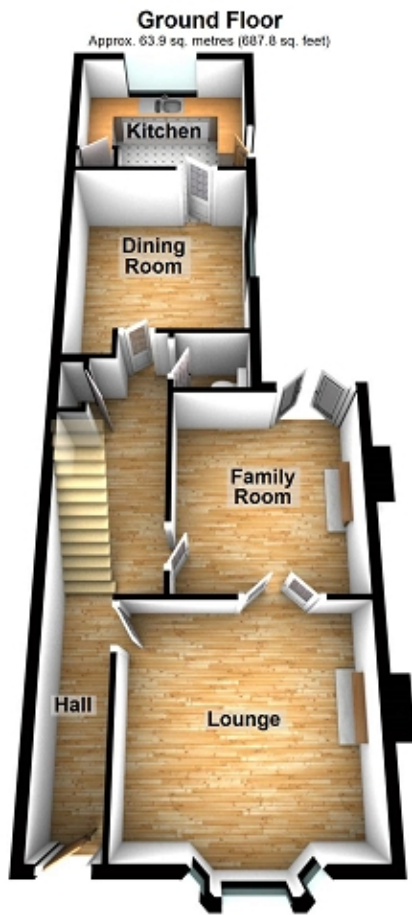
Tenure

The resale tenure for this property is Freehold


Council Tax

The council tax for this property is band D





Total area: approx. 127.5 sq. metres (1372.5 sq. feet)

| Energy Efficiency Rating | | |
|--|-------------------------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | 84 |
| (69-80) C | | |
| (55-68) D | 67 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| 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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