



Lydstep Road, Barry, The Vale Of Glamorgan. CF62 9EA

£220,000



Daniel Matthew Estate Agents  
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ESTATE AGENTS





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Daniel Matthew are delighted to bring to market this family home which was constructed by Taylor Wimpy. The property briefly comprises of porch, lounge, kitchen dining room and conservatory to ground floor. Landing, three bedrooms and a family bathroom to the first floor. Benefiting from double glazing gas central heating an enclosed rear garden and off road parking for several cars. Situated in the heart of Barry on the Lundy Park development. A short distance to the town centre. Viewing's are highly recommended to fully appreciate. Call one of our team to book your appointment on 01446 503806





### Entrance Porch

Enter through composite door with ornate glazed panels. Wood effect laminate flooring. Cupboard housing meters. Panelled door into :-

### Lounge (14' 02" Max x 13' 06" Max) or (4.32m Max x 4.11m Max)

Continuation of wood effect laminate flooring. Radiator. Window to front with vertical blind. Staircase with carpeted open tread and spindled balustrade rising to first floor. Opening into :-

### Kitchen / Dining Room (13' 06" x 10' 04" ) or (4.11m x 3.15m)

Wood effect laminate flooring. Radiator. A range of base and eye level units with complementing wooden work surfaces. inset Belfast style sink with mixer tap over. Built in oven and ob with stainless steel cooker hood over. Integrated fridge/freezer. Window to rear. Sliding patio doors into :-

### Conservatory (11' 06" Max x 12' 06" Max) or (3.51m Max x 3.81m Max)

Wood effect laminate flooring. A range of base and eye level units with complementing work surfaces. Plumbing and spaces for washing machine, dish washer and tumble dryer. Windows to rear. French doors giving access to rear garden. Glazed Roof.

### Landing

Fitted carpet, built in storage cupboard. Flat plastered ceiling with loft access. The loft has a pull down ladder and is fully boarded. Doors into :-

### Bedroom One (8' 02" x 11' 04"Min Min) or (2.49m x 3.45m Min)

Fitted carpet, radiator. Neutral decor. Window to front. Built in wardrobe with sliding mirrored doors.

### Bedroom Two (7' 05" x 9' 06"Max Max) or (2.26m x 2.90m Max)

Fitted carpet, radiator. Recess for wardrobe. Window to rear.

### Bedroom Three (6' 08" x 7' 08"Max Max) or (2.03m x 2.34m Max)

Wood effect laminate flooring. recess for wardrobe. Window to rear. Radiator.

### Bathroom

The bathroom has been refurbished and comprises of a three piece suite in white. Concealed back WC. Wash hand basin inset into a vanity unit. And a panelled bath with shower running from the mains and a glass shower screen. Shower head mixer tap. Heated towel rail. Fully tiled walls and an obscure window to side.

### Front Of Property

The front of the property has parking for several cars. Storage shed to remain. Gate giving access into rear garden.

### Rear Garden

The rear garden is enclosed and mainly laid to artificial lawn. Raised flower beds with mature planting. Storage shed to remain. Ornamental fish pond.

### Services

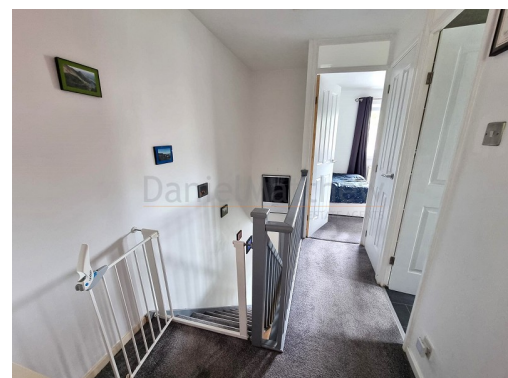
This property has the following services: Mains electricity, mains water, mains gas, mains drainage

### 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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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.