



Hardy Close, Barry, The Vale Of Glamorgan. CF62 9HJ

£186,000



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

DanielMatthew
ESTATE AGENTS



**Hardy Close, Barry, The Vale Of Glamorgan.
CF62 9HJ**

£186,000

Ideal for first time buyers. Daniel Matthew is pleased to offer to market this semi-detached property. Comprising of porch, lounge and kitchen breakfast room to the ground floor. Landing two bedrooms and a family bathroom to first floor. Benefiting from double glazing gas central heating an enclosed rear garden and off road parking to front. Situated on a corner plot in a Cul-de-sac position. A short distance to shops including Lidl's supermarket which is near the Barry



Entrance Porch

Enter through PVC door with glazed panel. Wall mounted consumer unit. Window to side. Door into :-

Lounge (16' 02" Max x 12' 08" Max) or (4.93m Max x 3.86m Max)

Wood effect laminate flooring. Radiator. Neutral decor. Window to front. Staircase with spindled balustrade and fitted carpet rising to first floor. Coved and textured ceiling. Door into :-

Kitchen/ Breakfast Room (8' 05" Max x 12' 08" Max) or (2.57m Max x 3.86m Max)

Slate effect vinyl tiled flooring. A range of base and eye level units with complementing work surfaces. Matching breakfast bar. Inset one and a half bowl sink with mixer tap over. Built in oven and 5 ring gas burner hob with stainless steel cooker hood. Spaces for fridge/freezer and washing machine. Radiator. Tiling to all splash back areas. Window to rear. PVC half glazed door giving access to rear garden.

Landing

Fitted carpet, spindled balustrade. Built in cupboard. Window to side. coved and textured ceiling with loft access.

Bedroom One (11' 02" Max x 9' 03" Min) or (3.40m Max x 2.82m Min)

Fitted carpet, neutral decor. Built in double wardrobe. Radiator coved and textured ceiling. Window to front.

Bedroom Two (7' 03" Max x 13' 01" Max) or (2.21m Max x 3.99m Max)

Fitted carpet. Radiator. Window to rear. Recess for wardrobe.

Bathroom (7' 01" x 5' 01") or (2.16m x 1.55m)

Vinyl tiled flooring. A three piece suite in white comprising of close coupled WC, pedestal wash hand basin and a panelled bath with electric shower over. Partially tiled walls. Obscure window to rear. Radiator.

Garden

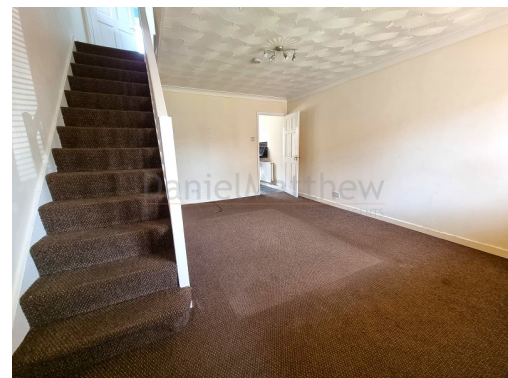
The front of the property is mainly laid to lawn and has block paved off road parking. Gate giving rear access. The rear garden is mainly laid to lawn has paved and decked areas. Metal shed to remain.

Services

This property has the following services:

Tenure

The resale tenure for this property is Freehold




Ground Floor

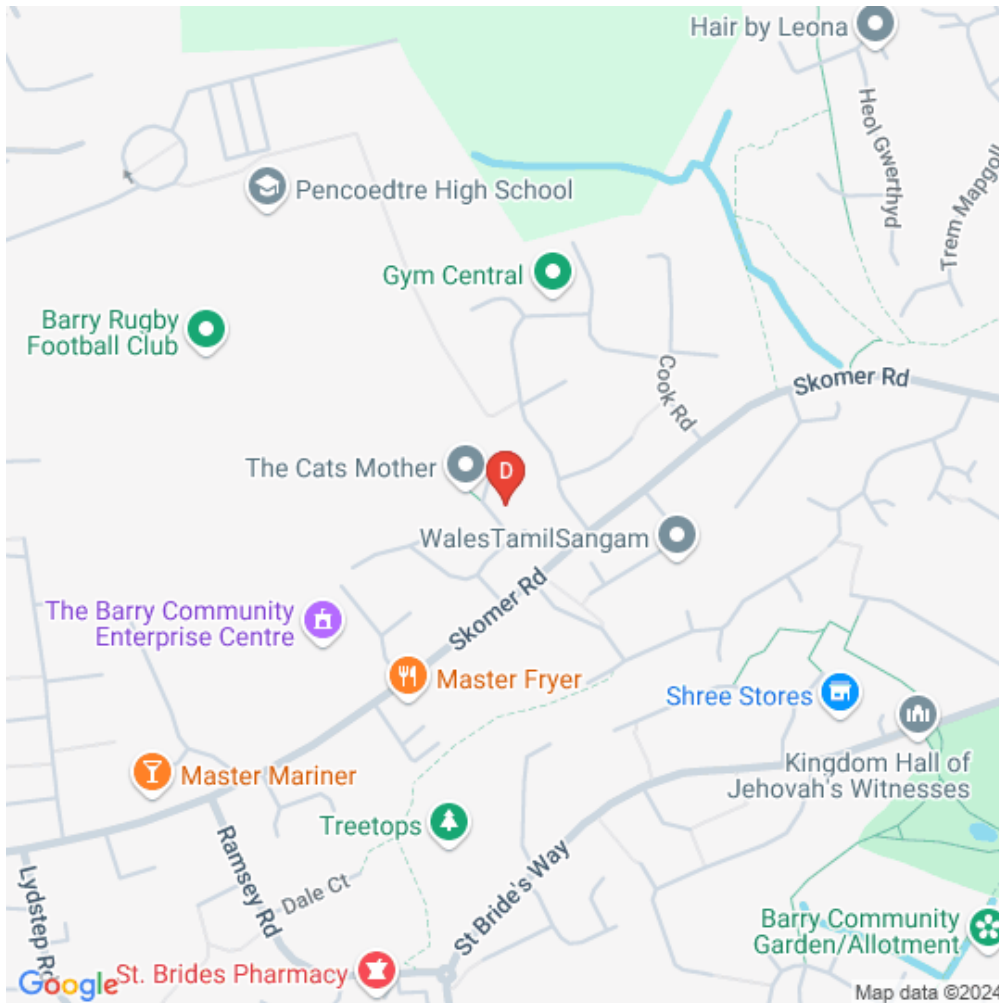


First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	64	
(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.



Daniel Matthew Estate Agents
 14 High Street
 Barry
 CF62 7EA
 01446 502 806
 barry@danielmatthew.co.uk