

71 Coldbrook Road East
Barry
The Vale Of Glamorgan
CF63 1NG

£210,000



- THREE DOUBLE BEDROOMS
- WELL PRESENTED THROUGHOUT
- IDEAL FAMILY HOME
- BAY FRONTED
- ENCLOSED REAR GARDEN
- DOUBLE GLAZED
- GAS CENTRAL HEATING
- CLOSE TO AMENITIES
- CLOSE TO PUBLIC TRANSPORT
- NO ONGOING CHAIN

Ref: PRB10313

Viewing Instructions: Strictly By Appointment Only

General Description

VIEWING'S A MUST. Daniel Matthew estate agents are pleased to offer to market. This bay fronted family home. Briefly comprising of hallway, lounge, dining room, kitchen breakfast room and family bathroom to the ground floor. Landing and three double bedrooms to the first floor. Benefiting from having both the kitchen and bathroom replaced, double glazing and gas central heating. Enclosed rear garden. The property is extremely well presented throughout. Situated on the east side of Barry close to the link road offer easy access to Culverhouse Cross the A48 and the M4 corridor. Viewing's are highly recommended to fully appreciate. Call a member of the team on 01446 502806.

Accommodation

Entrance

Enter through UP VC double glazed door into inner porch. Tiled flooring. Wall mounted gas meter. Glazed door into :-



Hallway

Fitted carpet, radiator. Staircase rising to first floor. with fitted carpet. Doorway into :-



Dining Room (12' 01" x 10' 0") or (3.68m x 3.05m)

Wood effect laminate flooring. Feature open fireplace with wooden surround. Bay window to front with slatted blinds. open plan into :-

Lounge (13' 0" x 12' 05") or (3.96m x 3.78m)

Continuation of flooring. Window to rear. Radiator. Feature fireplace.



Kitchen/ Breakfast Room (15' 06" Max x 9' 04" Max) or (4.72m Max x 2.84m Max)

Wood effect laminate flooring. A range of base and eye level units with complementing work surfaces and matching breakfast bar. Inset sink with mixer tap over. Built in oven and hob with extractor fan over. Integrated dishwasher. Spaces for fridge freezer and washing machine. Tiling to splash backs. Two Windows to side. Door into :-

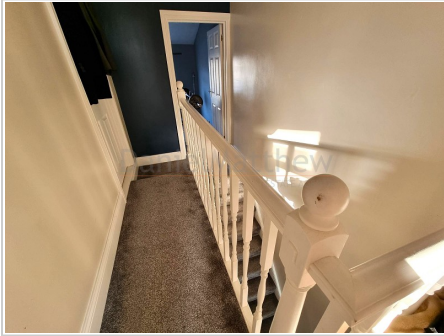
Inner Hallway

Continuation of flooring. Half glazed door giving access to the rear garden. Radiator. Further door into :-



Bathroom (10' 11" x 9' 07") or (3.33m x 2.92m)

Vinyl flooring. A four piece suite in white comprising of close coupled WC, wash hand basin inset into a vanity unit, a ball and claw footed roll top bath and a double shower cubicle with a rain shower over, fully tiled splash back. Half panelled wall. Old school styled radiator /heated towel rail. Obscure window to rear. Cupboard housing a wall mounted combination boiler. Flat plastered ceiling with recessed lighting.



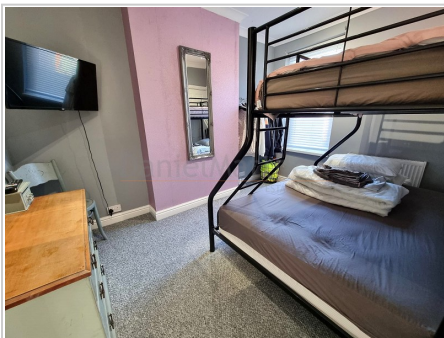
Landing

Fitted carpet, spindled balustrade. Coved and textured ceiling with loft access. Doors into :-



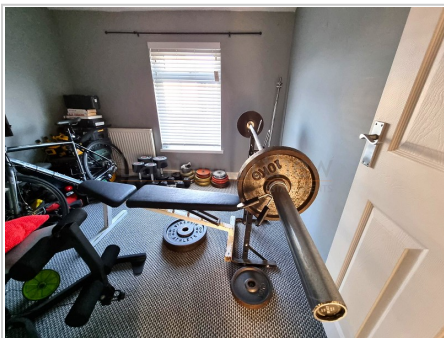
Bedroom One (15' 02" Max x 10' 08" Min) or (4.62m Max x 3.25m Min)

Fitted carpet, two windows to front elevation with slatted blinds. Two built in wardrobes. Radiator. Neutral decor. Coved and textured ceiling.



Bedroom Two (8' 09" Max x 11' 09" Max) or (2.67m Max x 3.58m Max)

Fitted carpet, Window to rear with slatted blind.. Radiator.



Bedroom Three (9' 05" Max x 8' 09" Max) or (2.87m Max x 2.67m Max)

Fitted carpet, window to rear with blind. Neutral decor. Radiator. It is currently being used as a gym.



Rear Garden

An enclosed garden that is low maintenance. A combination of paved patio and artificial lawn. Shingled borders. Gate giving rear lane access.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: D63

Tenure

We are informed that the tenure is Freehold

Length of lease: .

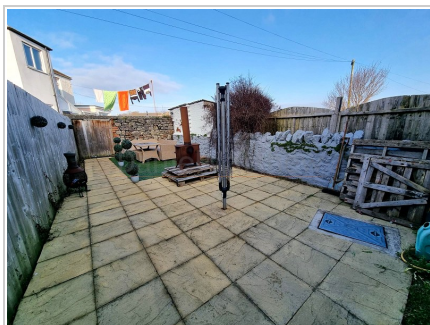
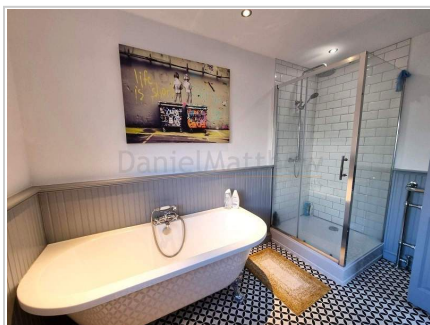
Ground Rent

Service Charge

Council Tax

Band Not Specified

Deposit: £0.00





Total area: approx. 95.7 sq. metres (1030.3 sq. feet)

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.