

78 Woodlands Road  
Barry  
The Vale Of Glamorgan  
CF63 4EG

£235,000



- WELL PRESENTED THROUGHOUT
- THREE BEDROOMS
- OPEN PLANNED LOUNGE/DINING ROOM
- EXTENDED KITCHEN
- ENCLOSED GARDEN
- DOUBLE GLAZED
- GAS CENTRAL HEATING
- CLOSE TO AMENITIES
- CLOSE TO PUBLIC TRANSPORT
- VIEWING'S HIGHLY RECOMMENDED

**Ref: PRB10332**

Viewing Instructions: Strictly By Appointment Only



## General Description

WELL PRESENTED THROUGHOUT. Daniel Matthew are pleased to offer to market this bay fronted property briefly comprising of hallway, lounge/dining room and an extended kitchen to the ground floor. Landing, three bedrooms and a family bathroom to the first floor. Benefiting from double glazing, gas central heating and an enclosed rear garden. Situated close to the town centre and all local amenities including shops, schools, Library and public transport. Viewing's are highly recommended to fully appreciate. Please call a member of our tem to book your appointment on 01446 502806.

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## Accommodation

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### Entrance Hallway (11' 06" x 3' 03") or (3.51m x 0.99m)

Enter though composite door into inner porch. Wall mounted gas meter. Glazed door into Hallway :

Original black & white terrazzo tiled flooring, Staircase rising to first floor with fitted carpet and spindle balustrades. Under stair storage cupboard

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### Dining room/ Lounge (27' 03" x 11' 05") or (8.31m x 3.48m)

Wooden effect laminate flooring, flat plastered ceiling, coving. Window to the rear, bay to front. Fireplace with wooden surround. Two pendant light fittings. Two double panelled radiators.

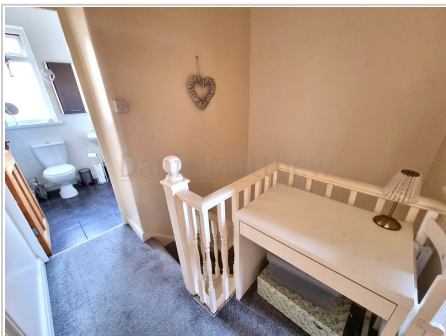
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### Kitchen (13' 04" x 5' 09") or (4.06m x 1.75m)

Ceramic tiles flooring. Range of base and eye level units, complimentary worktops. Double panelled radiator. Built in electric oven with four ring gas hob. Extractor overhead. Space for washing machine and fridge freezer. Window to rear aspect. Skylight to rear. Half glazed door giving rear access.

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### Landing

Fitted Carpet, spindle balustrades. Flat plastered ceilings and walls. Doors into:

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### Bedroom One (14' 02" x 8' 02") or (4.32m x 2.49m)

Fitted carpet, Flat plastered walls, Papered ceiling. Two built in wardrobes.

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### Bedroom Two (12' 02" x 8' 0") or (3.71m x 2.44m)

Fitted carpets. Flat plastered walls and ceiling, Built in cupboards one housing the wall mounted combination boiler. Radiator

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### Bedroom Three (9' 10" x 7' 0") or (3.00m x 2.13m)

Fitted carpets, Radiator, Window to front aspect. Flat plastered walls and ceiling.

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### Bathroom (7' 0" x 8' 01") or (2.13m x 2.46m)

Ceramic tiled flooring. Two windows to the rear. Low level W/C. Pedestal wash hand basin. Panelled bath with shower overhead, mixer tap. Radiator. Built in cupboard with louvre doors.

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### Garden

The front of the property is a raised forecourt and steps leading up the entrance. The rear garden is enclosed. low maintenance with steps leading up to a paved patio area and artificial lawn.

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### Garage

A single sized garage with up and over door. Accessed by gated lane to rear.

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Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: C73

Tenure

We are informed that the tenure is Leasehold

Length of lease: 863.

Ground Rent

2.86

Service Charge







*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.*