

24 Cook Road
Barry
The Vale Of Glamorgan
CF62 9HD

£375,000



- DETACHED HOUSE
- PERFECT FAMILY HOME
- FIVE BEDROOMS
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- WELL PRESENTED
- THREE FLOORS
- NO THROUGH ROAD
- CHANNEL VIEWS
- ENCLOSED REAR GARDEN

Ref: PRB10336

Viewing Instructions: Strictly By Appointment Only

General Description

A MUST SEE PROPERTY. Daniel Matthew are pleased to offer to market this three storey detached family home. Briefly comprising of Hallway, lounge, kitchen/dining room, cloakroom and bedroom five/home office to lower floors and four bedrooms family bathroom and En suite to upper floor. Enclosed tiered rear garden. Garage with driveway. Channel views. Situated on the East side of Barry on the Woodfield heights development A short distance from Lidl's supermarket and Barry docks link road leading to Culverhouse cross, A48 and the M4 corridor. Viewing's are highly recommended to fully appreciate call 01446 502806 to book your appointment.

Accommodation



Entrance Porch



Hallway

Carpeted stairs rising to first floor. Wooden balustrade.
Door leading to office/playroom/bedroom. Stairs descending to lower level.
Radiator



Office/Bedroom/Playroom (7' 05" x 9' 06") or (2.26m x 2.90m)

UPVC window front aspect. Fitted carpet, flat plastered walls, textured ceiling and coving. Radiator



WC (3' 09" Max x 3' 07") or (1.14m Max x 1.09m)

UPVC obscured glass window side aspect, Tiled flooring, partially tiled walls.
Textured ceiling, coving. Radiator. Wall mounted wash hand basin. Low level WC

Utility Room (4' 08" x 4' 01") or (1.42m x 1.24m)

UPVC obscured glass panelled door leading to side access. Tiled flooring. Flat plastered walls, textured ceiling, coving.
Combination of wall units, complimentary worktops. Space and plumbing for washing machine.



Kitchen (12' 02" x 7' 04") or (3.71m x 2.24m)

UPVC window rear aspect. Tilted flooring, flat plastered walls, textured ceiling and coving. Combination of base and wall units. Wooden effect work top. Integrated appliances, fridge/freezer, dishwasher, double oven/grill. Five ring gas hob, stainless steel extractor fan. Perspex back splash. Ceramic white sink with mixer tap. Wall mounted breakfast bar. Radiator



Lounge (12' 03" x 14' 05") or (3.73m x 4.39m)

UPVC double sliding patio door leading to rear garden. Wooden effect laminate flooring, flat plastered walls, textured ceiling, coving. Radiator. Double glass panelled doors leading to dining room.



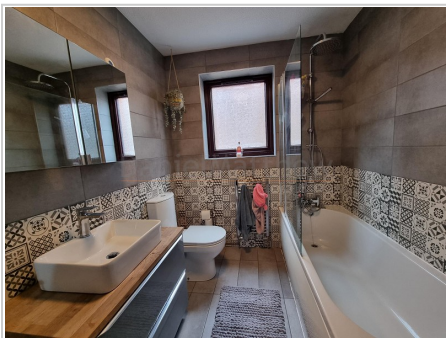
Dining Room (11' 02" x 9' 07") or (3.40m x 2.92m)

Continuation wood effect laminate floor. UPVC window side aspect. Flat plastered walls, Textured ceiling, coving. Radiator, Double doors leading to hallway



Landing

Storage cupboard, wooden balustrade stairs, fitted carpet leading to bathroom and two bedrooms. Split level stair case leading to second landing. Flat plastered walls, texture ceiling, coving.



Bathroom (8' 03" x 6' 04") or (2.51m x 1.93m)

UPVC window side aspect. Tiled flooring and walls. Textured ceiling, coving. White suite comprising of low level WC, wall hung vanity unit with wash hand basin. Bath mixer tap and overhead shower. Heated towel Rail.



Bedroom One (11' 04" x 11' 07") or (3.45m x 3.53m)

UPVC window rear aspect. Laminate wood effect flooring. flat plastered walls, Textured ceiling, coving. Built in storage cupboard. Radiator. Door leading to :



En Suite

UPVC window to side aspect. Tiled flooring and walls. Low level WC. Pedestal wash hand basin. Shower cubicle. Radiator



Bedroom Two (19' 06" x 7' 05") or (5.94m x 2.26m)

UPVC Window rear aspect. Fitted carpet. flat plastered walls. textured ceiling, coving. Attic hatch. Double built in storage. Additional space for wardrobes/storage in recess. Radiator

Landing Two



Bedroom Three (7' 04" x 9' 06") or (2.24m x 2.90m)

UPVC window front aspect, Fitted carpet. Flat plastered walls. Textured ceiling, coving. Attic hatch. Radiator



Bedroom Four (8' 01" x 14' 02") or (2.46m x 4.32m)

UPVC window front aspect. Fitted carpet. Flat plastered walls. Textured ceiling, coving. Radiator. Double built in storage cupboard.

Garage

Up and over garage door. Power, Water connection, electric connections. Wall mounted boiler.

Outside

Front:
Fence boundary, laid lawn with raised planting beds. Decorative chipping's. Concrete driveway and path leading to porch. Side access to either side of the property



Garden

Channel Views. Fenced boundary.
Tiered garden.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: C73

Tenure

We are informed that the tenure is Freehold

Length of lease: .

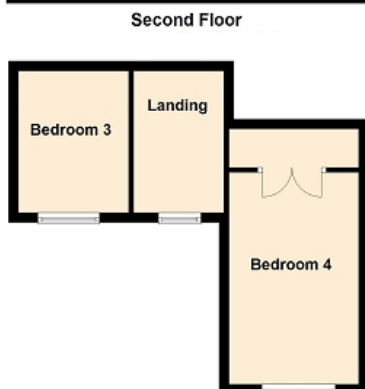
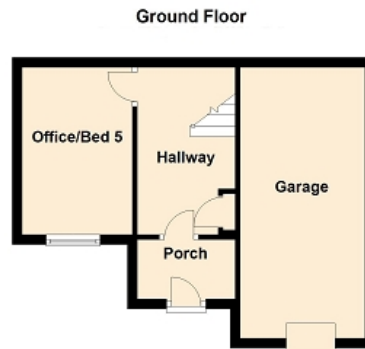
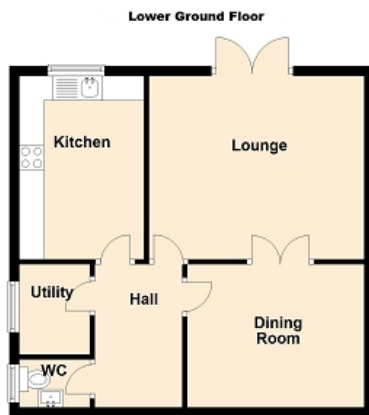
Ground Rent

Service Charge

Council Tax

Band Not Specified

Deposit: £0.00



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.