



22 Heol Tapscott, Barry

Barry

£250,000





## 22 Heol Tapscott

Barry, Barry

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- WATERFRONT DEVELOPMENT
- THREE DOUBLE BEDROOMS
- DOUBLE GLAZED
- GAS CENTRAL HEATING
- ENCLOSED REAR GARDEN
- NO ONGOING CHAIN
- CLOSE TO AMENITIES
- CLOSE TO BEACHES
- STILL COVERED BY NHBC







### Hallway

Enter through an aluminium door with glazed panels. Into hallway, Wood effect vinyl flooring. Double panelled radiator. Staircase rising to first floor with fitted carpet. Door into :-

### Open Plan Kitchen/Lounge

22' 10" x 12' 2" (6.96m x 3.71m)

Wood effect flooring. A range of base and eye level units with inset sink with mixer tap over. Complementing work surface with matching breakfast bar. Built in oven and four ring gas burner hob. hob with extractor fan over. Spaces for washing machine and fridge/freezer. Wall mounted cupboard housing boiler. Window to front. Open planned into Lounge area with continuation of flooring, radiator. Flat plastered walls and ceiling. French doors leading out to rear garden. Further door into :-

### Cloakroom/W.C

Continuation of flooring. Close coupled WC, Wall mounted wash hand basin. Radiator. Flat plastered ceiling.





**Landing**

Fitted carpet, spindled balustrade. Radiator. Staircase rising to second floor. Doors into :-

**Bedroom Two**

12' 10" x 8' 1" (3.91m x 2.46m)

Fitted carpet, radiator, flat plastered walls and ceiling. Window to rear.

**Bedroom Three**

12' 3" x 7' 9" (3.73m x 2.36m)

Fitted carpet, radiator. Recess for wardrobe. Flat plastered walls and ceiling. Window to front elevation.

**Bathroom**

6' 0" x 5' 9" (1.83m x 1.75m)

Wood effect vinyl flooring. A three piece suite in white comprising of Close coupled WC, pedestal wash hand basin and a panelled bath with shower over and glass shower screen. Extractor fan.

**Upper Landing**

Fitted carpet. Built in storage cupboard. Door into :-

**Bedroom One**

17' 5" x 9' 8" (5.31m x 2.95m)

Fitted carpet, radiator. Three Velux windows. to front elevation.

**Rear Garden**

Enclosed rear garden. Mainly laid to artificial lawn. Paved patio area. Garden shed to remain. Shingled border. Gate giving side access. Electric power point.

**DRIVEWAY**

1 Parking Space

One allocated parking space to front.













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