



1 Dawan Close, Barry

Barry

£250,000



1 Dawan Close

Barry, Barry

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- REFURBISHED THROUGHOUT
- THREE BEDROOMS
- SHOW HOME PRESENTATION
- LOUNGE/DINING ROOM
- KITCHEN/BREAKFAST ROOM
- ENCLOSED FRONT AND REAR GARDEN
- GOOD SCHOOL CATCHMENTS
- END OF LINK
- CLOSE TO AMENITIES
- VIEWING A MUST





Entrance

Enter through a PVC door with glazed panels into hallway. Mat well. Wood effect laminate flooring. Modern Matt black radiator. Staircase rising to first floor with fitted carpet and glass balustrade. Doors into :-

Cloakroom/W.C

Continuation of flooring. Close coupled WC. Wash hand basin inset into a vanity unit. Obscure window to front.

Kitchen/Breakfast Room

11' 6" x 14' 6" (3.51m x 4.42m)

Continuation of wood effect flooring. A range of base and eye level units with high gloss doors and complementing work surfaces. Inset single drainer composite sink with mixer tap over. Built in oven and hob with modern extractor fan over. Integrated fridge/freezer, dish washer and washer dryer. Feature wall with acoustic boarding, mirror and shelving with lighting. Flat plastered ceiling with recessed lighting. Matt black dimmer switch. Window to front with slatted blind.

Lounge

11' 3" x 17' 7" (3.43m x 5.36m)

Continuation of wood effect flooring. Tall modern matt black radiator. Large picture window with slatted blind. Half glazed door giving access to rear garden. Flat plastered ceiling with three Led light fittings. Neutral decor.

Landing

Fitted carpet, glass balustrade. Built in storage cupboard. flat plastered ceiling with loft access. Doors into :-

Bedroom One

10' 10" x 11' 5" (3.30m x 3.48m)

Newly fitted carpet, flat plastered walls and ceiling. Neutral decor. Matt black radiator. Built in storage cupboard with oak veneered door. Led light fitting. Window to front with slatted blind.



REAR GARDEN

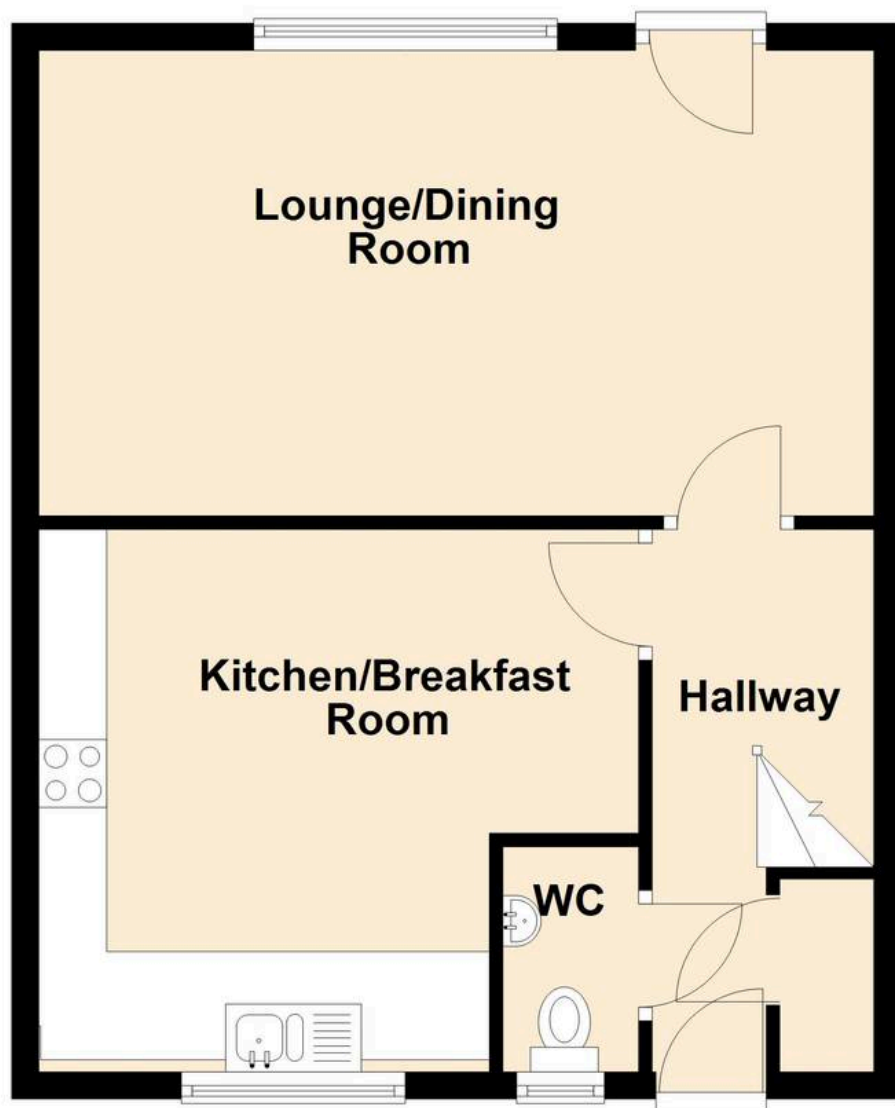
Enclosed front garden surrounded by picket fencing and gate. Blue slate chipping's. Slate paving leading to entrance. The rear garden is enclosed low maintenance. Artificial lawn, raised decked area. Recycling storage cupboard. Gate giving access to rear. Where there is parking spaces on a first come first serve basis.





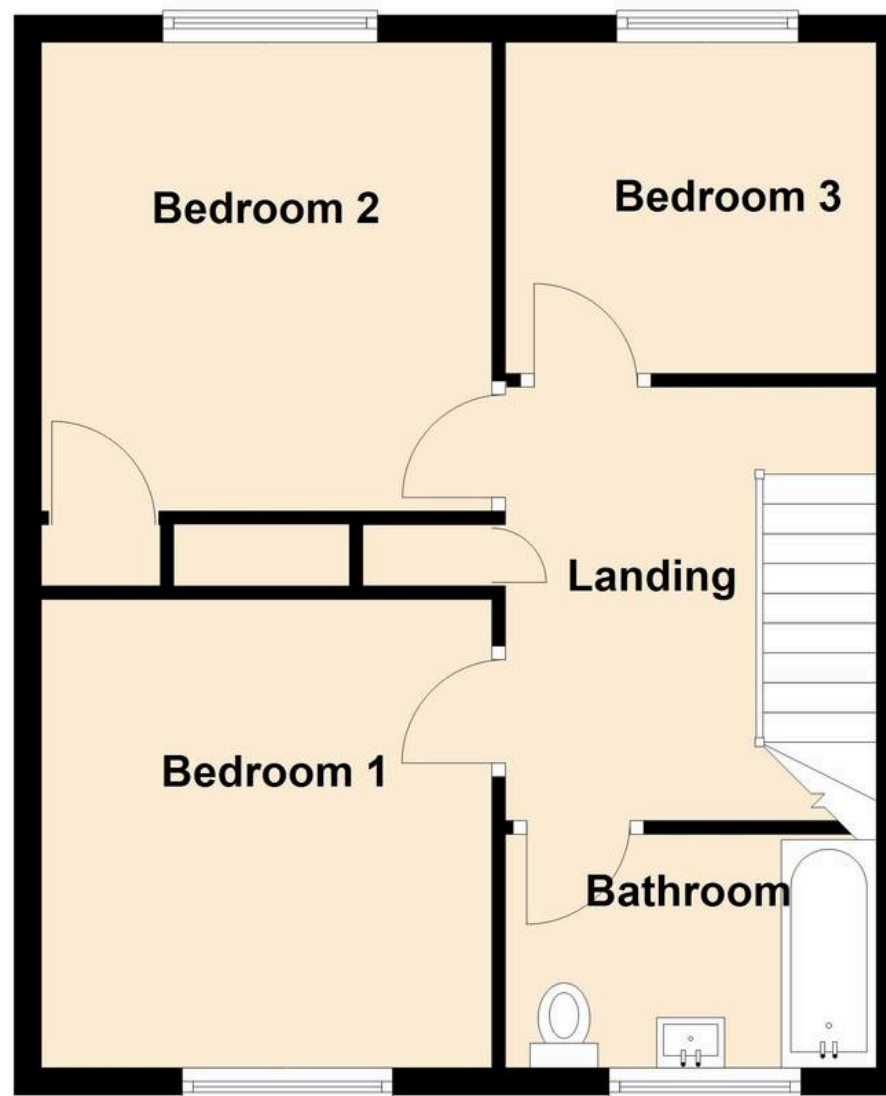
Ground Floor

Approx. 44.7 sq. metres (481.4 sq. feet)



First Floor

Approx. 43.5 sq. metres (468.7 sq. feet)



Total area: approx. 88.3 sq. metres (950.1 sq. feet)



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