



**HOLLYROOD CLOSE**  
**BARRY CF62 8AX**

ASKING PRICE OF  
**£295,000**



**DETACHED HOUSE**



**3**



**2**



**2**



**2**

**\*\* CUL-DE-SAC \*\* THREE BEDROOM DETACHED \*\*** An opportunity to acquire this well presented three bedroom detached property situated in the popular 'Highlight Park' development. The property briefly comprises entrance porch, lounge, kitchen/diner, conservatory, w.c/shower room, and to the first floor there are three bedrooms and a family bathroom. The property benefits from an integral garage, front and rear gardens. Situated in a very quiet cul de sac. Viewing is highly recommended.

#### DESCRIPTION

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#### LOCATION

Within walking distance to Barry town centre, close proximity of train and bus stations offering easy links into Cardiff City Centre, schools and a wide selection of shops.

#### Entrance Porch

5' 10" x 4' 10" (1.78m x 1.47m)

Double glazed porch, tiled flooring, double glazed door with access to lounge.

#### Lounge

15' 1" x 15' 6" (4.6m x 4.72m)

Double glazed bay window to front, laminated flooring, staircase leading to first floor accommodation, glazed double doors to kitchen/diner.

#### Kitchen/Diner

15' 6" x 9' 0" (4.72m x 2.74m)

Modern replacement Kitchen to comprise a range of base and wall units with attractive worktops incorporating sink and drainer with taps over. Integral fridge/freezer, washing machine, dishwasher and electric oven with four burner hob

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: D**

**FLOOR AREA APPROX: 968 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

with extractor over. Ceramic tile to splash back. Double glazed window overlooking the rear garden. Laminate flooring. Double glazed window to the rear and door to w.c. Dining Area: With space for table and chairs. Radiator. Double glazed patio doors to the Conservatory.

#### Conservatory

9' 07" x 6' 9" (2.92m x 2.06m)

Double glazed to three sides, tiled flooring, radiator. double glazed door providing access to the rear garden.

#### W.c

8' 2" x 6' 7" (2.49m x 2.01m)

Double glazed opaque window to the rear. Recently upgraded suite to comprise closed cistern w.c and wash hand basin with built in storage and vanity. Radiator. Laminate flooring. Door to Garage.

#### GARAGE

17' 4" x 8' 5" (5.28m x 2.57m)

Power and light, access to gas and electric meters.

#### First Floor Accommodation

Double glazed window to the side. Fitted carpet. Storage cupboard. Loft access with ladder, light and part boarded.

#### Bedroom One

12' 10" x 8' 7" (3.91m x 2.62m)

Double glazed window to front, fitted carpet, radiator. Range of built in wardrobes.

#### Bedroom Two

9' 4" x 8' 8" (2.84m x 2.64m)

Double glazed window to rear, laminate flooring, radiator.

#### Bedroom Three

6' 8" x 6' 6" (2.03m x 1.98m)

Double glazed window to front, fitted carpet, radiator.

#### Family Bathroom

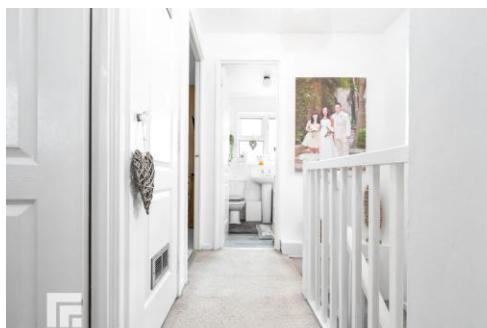
5' 8" x 6' 1" (1.73m x 1.85m)

Double glazed window, suite to comprises white modern suite with panelled bath with shower over, wash basin and w.c, laminate flooring, white tiling, radiator.

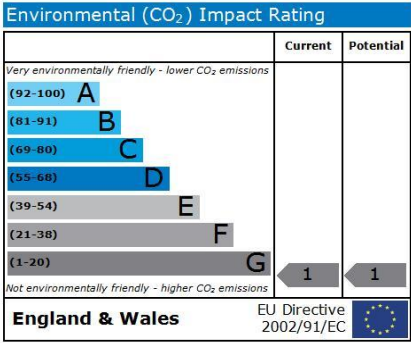
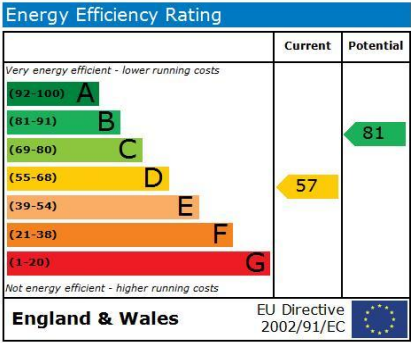
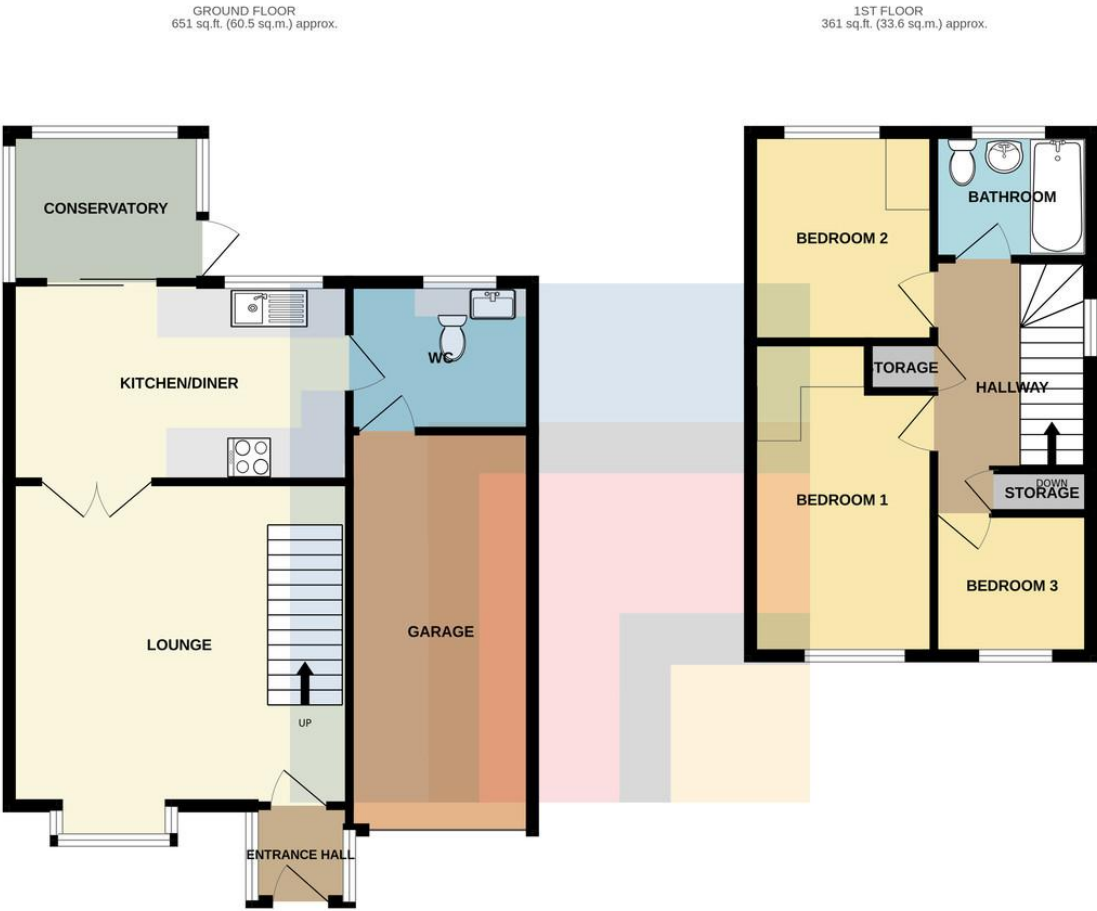




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