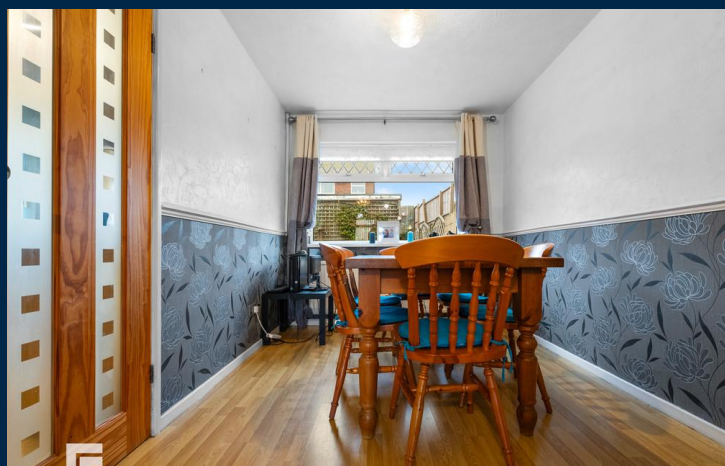




NEWGALE CLOSE
BARRY CF62 9EE

ASKING PRICE OF
£220,000



SEMI-DETACHED HOUSE



3



1



1



1

*** NEW *** MGY are delighted to offer to the market this well presented three-bedroom semi-detached property ideal for families situated in the Lyndy Park area of Barry. Offering good links to Culverhouse Cross, and main link road through to Cardiff and the M4. Close to local amenities such as bus routes, parks and schools. The property briefly comprises; entrance hallway, open plan lounge/ diner through to kitchen. To the first floor are three bedrooms and a family bathroom. The property also benefits from an enclosed rear garden, and front garden with driveway offering off road parking. Viewing is highly recommended to appreciate. EPC: D

DESCRIPTION

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LOCATION

Cul De Sac, close proximity to local amenities and schools with easy links into Cardiff City Centre.

ENTRANCE HALL

Entered via double glazed front door. Carpeted stairs rising to the first floor. Door to Lounge.

LOUNGE

12' 4" x 13' 2" (3.76m x 4.01m)

Fitted carpet. Radiator. Double glazed window to front. Door to storage. Opening to:

DINING ROOM

10' 9" x 8' (3.28m x 2.44m)

Laminate flooring. Radiator. Double glazed window to rear. Door through to:

TENURE: FREEHOLD

COUNCIL TAX BAND: C

FLOOR AREA APPROX:

VIEWING: STRICTLY BY APPOINTMENT

KITCHEN

11' 5" x 7' 5" (3.48m x 2.26m)

Fitted kitchen to comprise a range of base and wall units with rolled edge laminated work surfaces incorporating sink and drainer with mixer taps over. Built in four burner gas hob and electric oven with extractor hood over. Recess and plumbing for appliance with space for fridge freezer. Double glazed window. Double glazed door to rear providing access to the garden.

FIRST FLOOR ACCOMADATION

Carpeted stairs rising to the first floor. Doors to all rooms. Double glazed window. Fitted carpet. Access to the loft space.

BEDROOM ONE

15' 2" x 8' 8" (4.62m x 2.64m)

Double glazed window to the front. Laminate flooring. Radiator.

BEDROOM TWO

9' 9" x 9' 1" (2.97m x 2.77m)

Second double bedroom. Double glazed window to rear. Radiator. Fitted carpet.

BEDROOM THREE

6' 5" x 9' 5" (1.96m x 2.87m)

Double glazed window to rear. Radiator.

SHOWER ROOM

Double glazed opaque window to the rear, wash hand basin and w.c built to vanity with glazed shower screen with shower in situ.

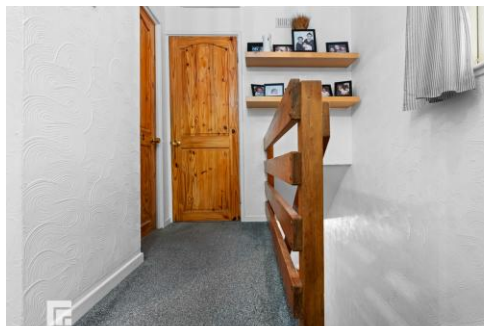
OUTSIDE

To the Front - Driveway offering off road parking, front garden laid to lawn.

To the Rear-Enclosed Garden laid to paving and lawn area.

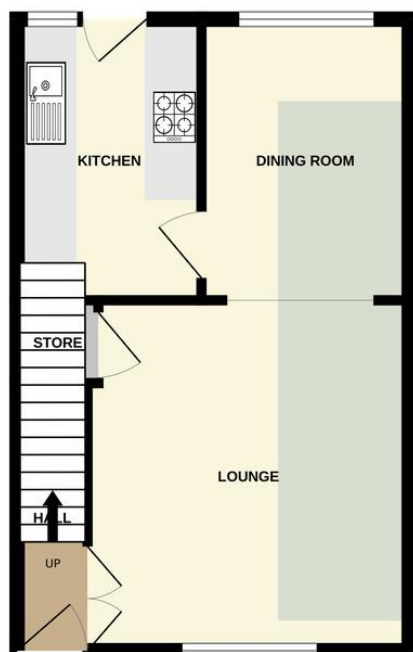


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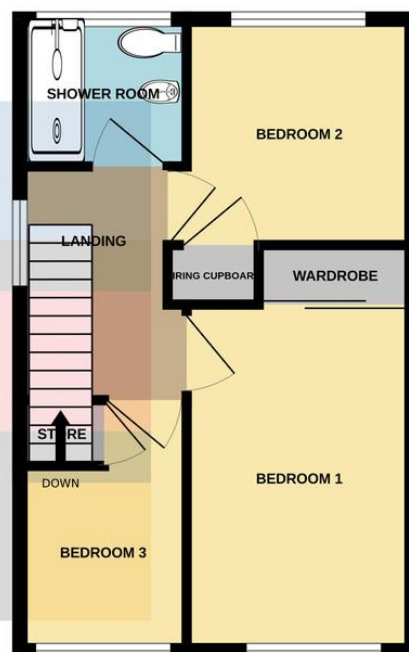


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GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

BARRY 01446 744750

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