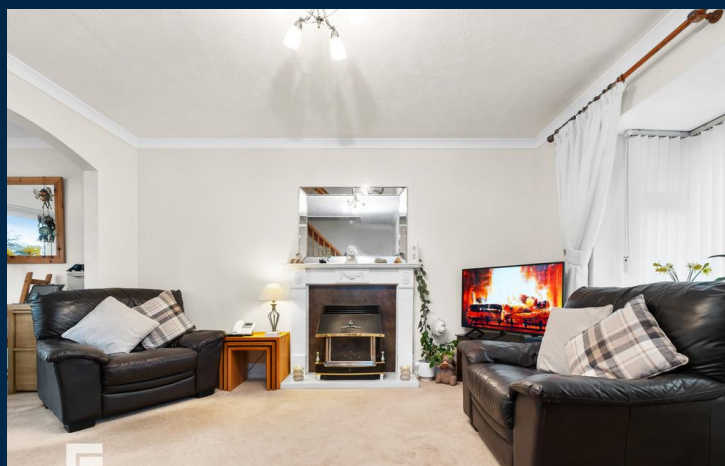




HOLLYROOD CLOSE
BARRY CF62 8AY

ASKING PRICE OF
£285,000



DETACHED HOUSE



3



1



1



2

NEW MGY are delighted to offer to the market this three-bedroom detached house in the sought after Highlight Park area of Barry. Featuring off road parking and a generous garden, this property also benefits from being in close proximity to supermarkets and public transport along with catchment area of desirable schools The property briefly comprises: entrance hallway, lounge through to dining, kitchen. To the first floor there are three bedrooms and a family bathroom. To the side of the property there is a convenient storage area. Viewing advised to appreciate. EPC: D

DESCRIPTION

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LOCATION

Located within the sought after Highlight Park area of Barry, with great links to main roads through to Cardiff and surrounding areas.

ENTRANCE PORCH

Entrance via UPVC double glazed front door with leaded light insert glass. Fitted carpet. Cove ceiling and alarm system.

LIVING ROOM

15' 1" x 12' 11" (4.62m x 3.96m)
Fitted carpet. Cove ceiling. Double glazed box bay window to the front. Radiator. Gas flame effect fire with surround. Archway to:

DINING ROOM

8' 11" x 7' 6" (2.74m x 2.29m)
Double glazed french doors providing access to the rear garden. Fitted carpet. Radiator. Cove ceiling. Archway to:

TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX:

VIEWING: STRICTLY BY APPOINTMENT

KITCHEN

9' 1" x 7' 1" (2.77m x 2.18m)
Fitted Kitchen to comprise a range of base and wall units with rolled edge laminated work surfaces incorporating inset stainless steel sink and drainer with mixer taps over. Integral fridge/freezer, electric oven and hob with extractor over. Ceramic tile to splash back. Recess and plumbing for appliance. Double glazed window to the rear.

FIRST FLOOR ACCOMMODATION

Carpeted stairs rising to the first floor. Access to storage cupboard housing central heating boiler. Double glazed window to the side. Doors to all first floor rooms. Access to the loft space.

BEDROOM ONE

13' 01" x 8' 6" (3.99m x 2.6m)
Main double bedroom with sliding mirrored wardrobes. Fitted carpet. Radiator. Double glazed window to the front.

BEDROOM TWO

9' 1" x 8' 6" (2.77m x 2.6m)
Double glazed window to the rear. Fitted carpet. Radiator. Double glazed window to the front.

BEDROOM THREE

7' x 6' 5" (2.13m x 1.96m)
Double glazed window to front aspect. Smooth plastered ceiling and coving. Carpeted flooring. Radiator

SHOWER ROOM

Large shower cubicle with electric shower, pv paneled walls, sliding glass screen, pedestal hand basin low level w/c, vinyl flooring, tiled walls, heated towel rail and double glazed opaque window to the rear.

OUTSIDE

To the front: Driveway providing off road parking. Low maintenance front garden with privacy hedge and shingle. Timber door leading into outhouse which can be utilised as a garage or carport.
To the side: Access to the rear.
To the rear: Enclosed rear garden with privacy fencing. The garden is low maintenance with patio areas and shingle.

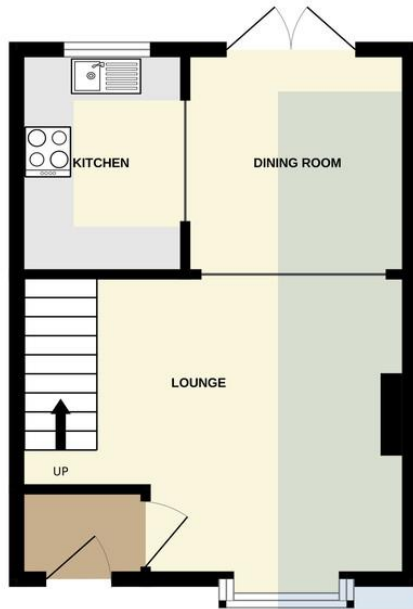


HOLLYROOD CLOSE, BARRY CF62 8AY



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GROUND FLOOR
306 sq.ft. (28.5 sq.m.) approx.



1ST FLOOR
305 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA : 611 sq.ft. (56.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 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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