



**ANGLE CLOSE**  
**BARRY CF62 9ED**

ASKING PRICE OF  
**£275,000**



**SEMI DETACHED HOUSE**



**3**



**1**



**2**



**2**

Discover an outstanding opportunity to acquire this beautifully extended semi-detached home, Immaculately presented in excellent condition throughout, this superb three-bedroom residence offers versatile and modern living, ideal for growing families or anyone seeking a welcoming and stylish environment to call home. Complemented by a single contemporary bathroom and thoughtfully designed living areas. The stylish finishes throughout create an inviting atmosphere, while the generous proportions provide ample space for both entertaining and relaxation. Outside, a private driveway offers convenient off-street parking. The property also benefits from a well-maintained garden, perfect for outdoor dining or children's play.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: C**

**FLOOR AREA APPROX: 1,016 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **ENTRANCE HALLWAY**

Entered via double glazed front door. Solid oak flooring. Carpeted stairs rising to the first floor. Double doors to:

#### **LOUNGE**

13' 2" x 12' 3" (4.01m x 3.73m)

Double glazed window to the front. Solid oak flooring. Radiator. Door to under stairs storage cupboard. Open to:

#### **KITCHEN/DINING ROOM**

15' 5" x 11' 2" (4.7m x 3.4m)

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. Four burner gas hob and electric oven with extractor over. Breakfast bar of similar finish to work surfaces. Integral fridge/freezer and washing machine. Double glazed window to the side. Ceramic tile flooring. Open to Dining Room. Solid oak flooring. Radiator. Space for dining table and chairs.

#### **EXTENSION/SUNROOM**

17' 3" x 13' 10" (5.26m x 4.22m)

Double glazed bifold ing doors providing access to the rear garden. Solid oak flooring. Radiator. Door to:

#### **W.C**

Double glazed opaque window to the side. Closed cistern w.c and wash hand basin.

#### **FIRST FLOOR LANDING**

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

#### **BEDROOM ONE**

16' 1" x 8' 11" (4.9m x 2.72m)

Main double bedroom with double glazed window to the front. Fitted carpet. Radiator.

#### **BEDROOM TWO**

9' 4" x 8' 11" (2.84m x 2.72m)

Second double bedroom with double glazed window to the rear. Radiator. Fitted carpet.

#### **BEDROOM THREE**

9' 11" x 6' 5" (3.02m x 1.96m)

Double glazed window to the front. Radiator. Fitted carpet.

#### **BATHROOM**

Double glazed opaque window to the rear. P shaped bath with shower over, closed cistern w.c and wash hand basin with vanity unit under. Heated chrome towel rail. Ceramic tile all walls and floor.

#### **OUTSIDE**

To the front: Driveway providing off road parking.

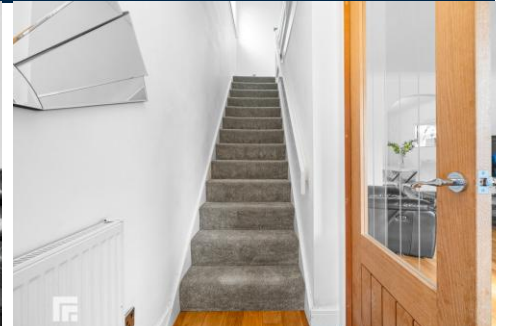
To the side: Side access to the rear.

To the rear: Attractive rear garden laid to paving with lawn area. Shed.

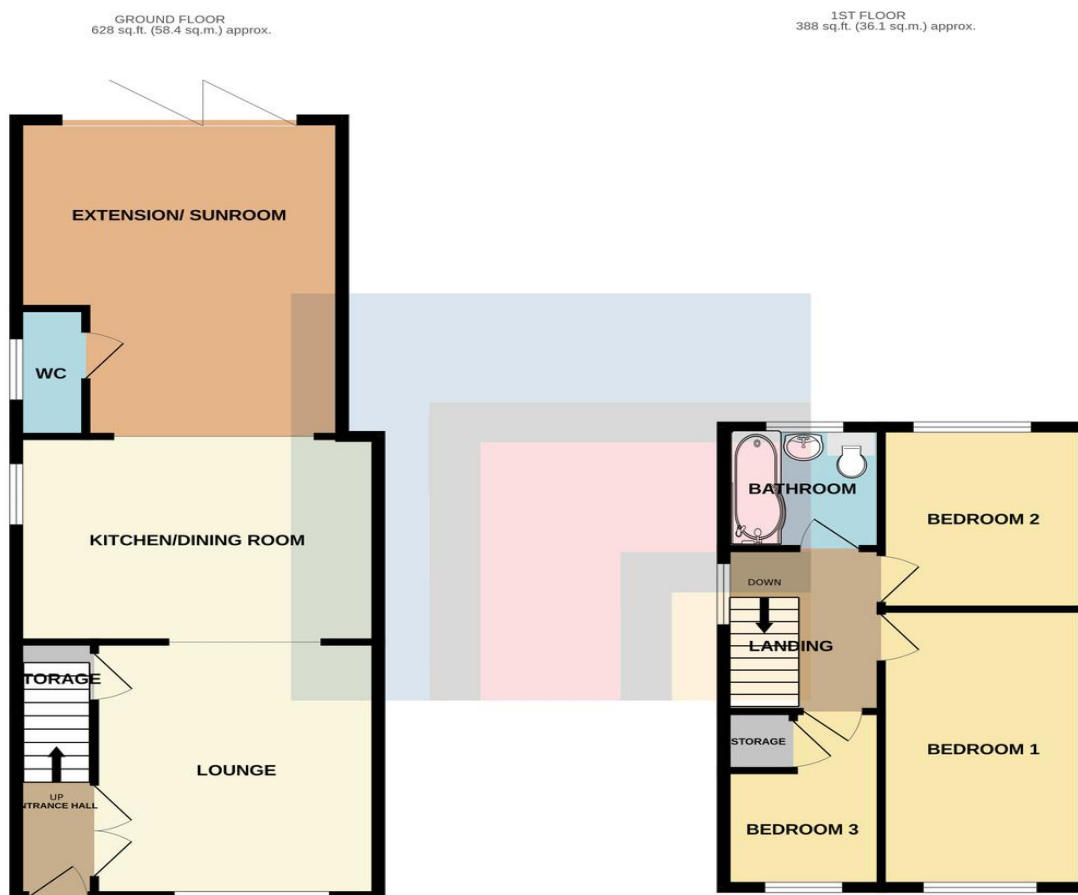




## ANGLE CLOSE, BARRY CF62 9ED



# ANGLE CLOSE, BARRY CF62 9ED



Score	Energy rating	Current	Potential	Comments errors, any variance
92+	A			
81-91	B			
69-80	C	74 C	78 C	
55-68	D			
39-54	E			
21-38	F			
1-20	G			

**BARRY** 01446 744750

106 Broad Street, Barry, South Glamorgan, CF62 7AJ



**Important Notice:** These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

**MGY.CO.UK**