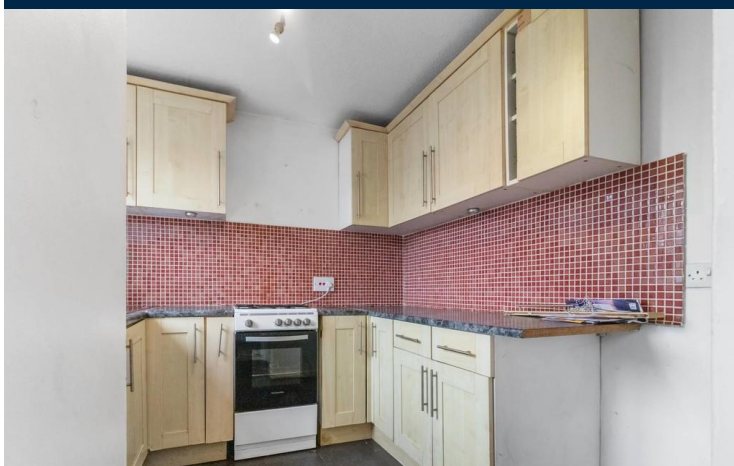




WOODHAM PARK
BARRY
CF62 8JF

ASKING PRICE OF
£169,950



END TERRACED HOUSE



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*** NEW *** MGY are delighted to offer to the market this versatile end of terraced property sold with no onward chain. The property is conveniently placed off Colcot Road to the North of Barry in close proximity to schools, public transport, Barry Hospital, local shops and with easy access to link roads leading to Cardiff and M4 corridor. The property briefly comprises entrance hall, kitchen, lounge and to the first floor are two bedrooms and a bathroom. Outside there is a pleasant good size rear garden.

TENURE: FREEHOLD

COUNCIL TAX BAND: C

FLOOR AREA APPROX: 620 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

BATHROOM

Double glazed opaque window to the front. Vinyl flooring. Panelled bath with shower over, closed cistern w,c and wash hand basin. Vinyl flooring. Radiator. Airing cupboard.

OUTSIDE

To the front: Forecourt.

To the side: Access to the rear.

To the rear: Spacious enclosed rear garden laid to paving with lawn area.

ENTRANCE HALL

Entered via double glazed front door. Ceramic tile flooring. Radiator. Door to Lounge.

KITCHEN

8' 9" x 8' 4" (2.67m x 2.54m)

Double glazed window to the front. Fitted kitchen to comprise a range of base and wall units with rolled edge laminated work surfaces incorporating stainless steel sink and drainer with mixer taps over. Recess and plumbing for appliance. Space for fridge/freezer.

LOUNGE

17' 1" x 12' 4" (5.21m x 3.76m)

Double glazed french doors to the rear garden. Radiator. Laminate flooring. Carpeted stairs rising to the first floor.

FIRST FLOOR ACCOMMODATION

Fitted carpet. Doors to first floor rooms. Access to the loft space.

BEDROOM ONE

12' 8" x 12' 4" (3.86m x 3.76m)

Main double bedroom with double glazed window to the rear. Radiator. Laminate flooring.

BEDROOM TWO

13' 1" x 6' 8" (3.99m x 2.03m)

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



WOODHAM PARK, BARRY CF62 8JF



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GROUND FLOOR
308 sq.ft. (28.6 sq.m.) approx.

1ST FLOOR
312 sq.ft. (29.0 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

BARRY 01446 744750

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



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