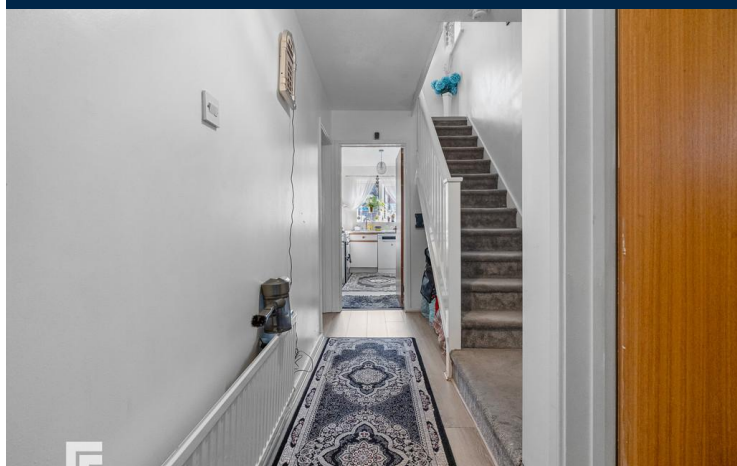




BARRIANS WAY
BARRY CF62 8JG

£300,000



LINK DETACHED



3



1



2



1

*** NEW *** MGY are delighted to offer to the market this three bedroom link detached property situated on a quiet estate in the heart of Barry and within walking distance to local shops. The property briefly comprises entrance porch, entrance hall, cloakroom, through lounge/dining room, kitchen, utility room and door to integral garage. To the first floor are three bedrooms and a bathroom. Outside to the front is off road parking and to the rear is a good size lawned area. Viewing is advised. EPC: C

ENTRANCE PORCH

Entered via double glazed front door to double glazed entrance porch. Ceramic tile flooring. Double glazed door to Entrance Hallway.

ENTRANCE HALLWAY

Laminate flooring. Radiator. Carpeted stairs to the first floor. Doors to w.c, lounge/diner and kitchen.

LOUNGE/DINING ROOM

25' 11" x 11' 6" (7.9m x 3.51m)

Lounge with double glazed window to the front. Laminate flooring. Open to the Dining Room with double glazed french doors giving access to the rear garden. Radiator.

KITCHEN

11' 3" x 8' 3" (3.43m x 2.51m)

Fitted Kitchen to comprise a range of base and wall units with rolled edge laminated work surfaces incorporating sink and drainer with taps over. Space for gas cooker and appliance. Ceramic tile to splash back. Vinyl flooring. Radiator. Door to:

UTILITY ROOM

8' 4" x 8' 1" (2.54m x 2.46m)

Spacious utility room with double glazed window and door to the rear. Recess and plumbing for fridge/freezer and appliance. Radiator. Range of base units incorporating sink. Wall mounted gas central heating boiler. Vinyl flooring. Door to Integral garage.

INTEGRAL GARAGE

Steel up and over door. Light and power.

TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX:

VIEWING: STRICTLY BY APPOINTMENT

W.C

Low level close coupled w.c and wash hand basin. Laminate flooring.

FIRST FLOOR LANDING

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

BEDROOM ONE

13' 8" x 10' 10" (4.17m x 3.3m)

Main double bedroom with double glazed window to the front. Laminate flooring. Range of built in wardrobes.

BEDROOM TWO

12' 0" x 9' 10" (3.66m x 3m)

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

BEDROOM THREE

9' 3" x 7' 2" (2.82m x 2.18m)

Double glazed window to front. Laminate flooring. Radiator.

BATHROOM

Double glazed opaque window to the rear. Low level close coupled w.c and pedestal wash hand basin and panelled bath with shower over. Ceramic tile to splash back.

OUTSIDE

To the front: Driveway providing off road parking and access to the garage. Front garden laid to lawn.

To the rear: Enclosed rear garden laid to lawn with paved patio area.



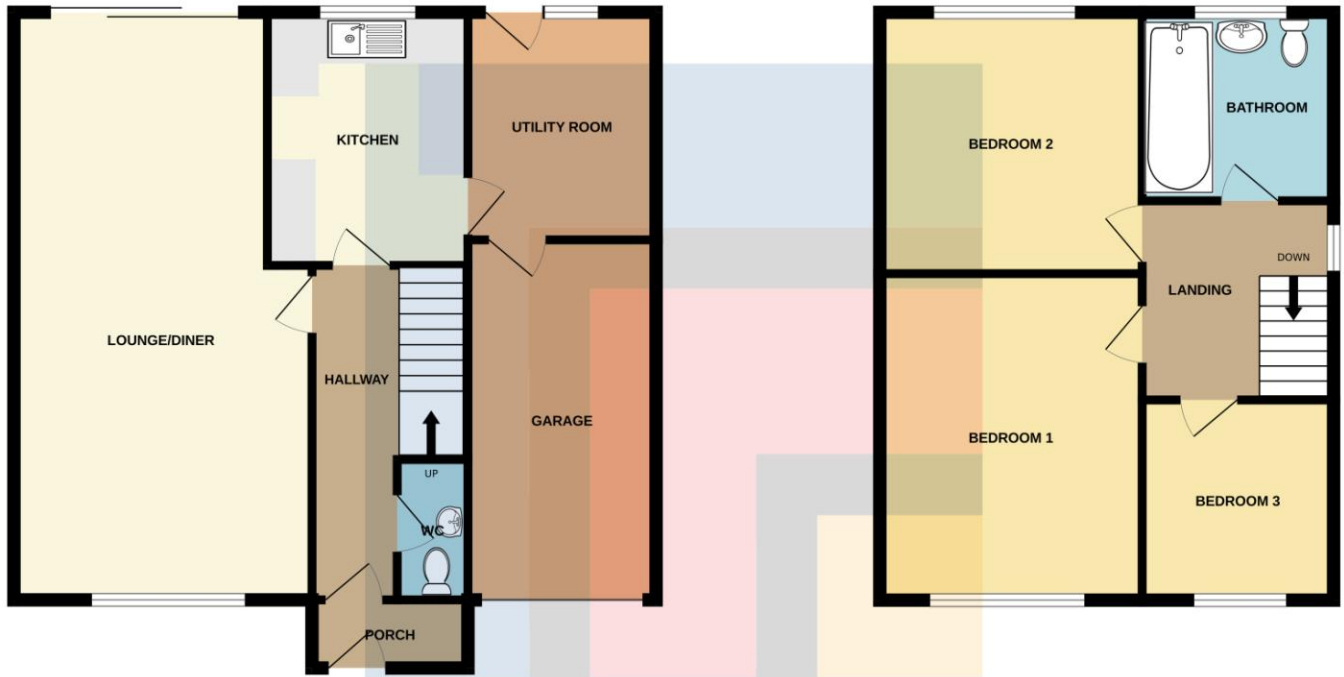
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GROUND FLOOR
752 sq.ft. (69.8 sq.m.) approx.

1ST FLOOR
517 sq.ft. (48.0 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

BARRY 01446 744750

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