



**Gibbonsdown Rise, Barry CF63 1DT**

  
allen & harris

**welcome to**

## **Gibbonsdown Rise, Barry**

A beautiful new family home in the heart of Barry. Presented well throughout. Master bedroom with ensuite. Garage and driveway. Call now to view on 01446 747878

### **Entrance Hall**

Door to front, smooth ceiling and walls, carpet, radiator, doors leading to living room, downstairs toilet and storage cupboard. Stairs arising to first floor.

### **Living Room**

12' 11" x 13' ( 3.94m x 3.96m )  
Double glazed window to front aspect, radiator, power points, carpet.

### **Kitchen / Dining**

18' 2" x 9' 4" ( 5.54m x 2.84m )  
PVC window overlooking the garden, a range of wall and base units with complementary work surfaces over, space for for fridge/freezer. Space for dishwasher. Gas hob and electric oven. Dining area provides space for dining table and chairs PVC French doors giving garden access.

### **Cloak Room**

Smooth ceilings and walls, vinyl flooring, radiator, W.C. sink.

### **Utility Room**

Smooth ceilings and walls. continuation of vinyl flooring, space for washing machine and dryer. Wall mounted combi boiler.

### **Landing**

Smooth ceilings and walls, doors leading to all bedrooms, family bathroom and storage cupboard, loft access.

### **Bedroom One**

11' 10" x 10' 10" ( 3.61m x 3.30m )  
Smooth ceilings and walls. Carpet, radiator, PVC window to front, Door leading to en suite.

### **En Suite**

#### **Bedroom Two**

9' 6" x 9' 6" ( 2.90m x 2.90m )  
Smooth ceilings and walls. radiator, carpet, PVC window to rear.

#### **Bedroom Three**

9' 6" x 8' 4" ( 2.90m x 2.54m )  
Smooth ceilings and walls, carpet, radiator. PVC window to rear.

### **Family Bathroom**

Smooth ceilings and walls, bath with splash back tiling, W.C. sink, obscure PVC window to side.

### **Rear Garden**

Fully enclosed with side access and garage access. Patio and laid to lawn.

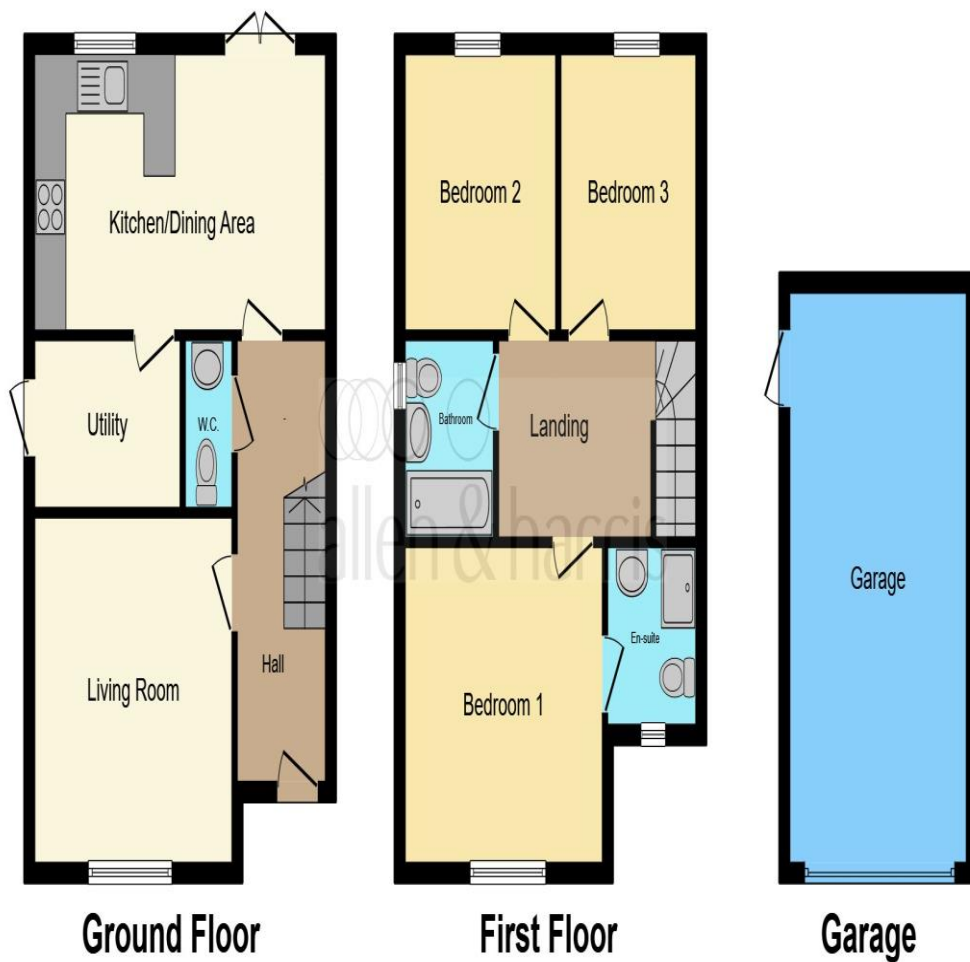
### **Garage**

Up and over door,

### **Front Garden**

Decorative stone chippings and shrubs, drive way to side, access to the rear garden.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



**welcome to**  
**Gibbonsdown Rise,**  
**Barry**

- EPC B
- Council tax band E
- Modern detached family home
- 3 double bedrooms
- kitchen / diner

Tenure: Freehold EPC Rating: B  
Council Tax Band: E

offers in excess of  
**£315,000**



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