



Afal Sur, Barry CF63 1FX

welcome to Afal Sur, Barry

- Detached family home
- Cloak room & utility room
- Open plan kitchen & dining area
- Open plan living room / Dining
- En-suite to master bedroom

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

offers in excess of
£390,000

DETACHED; NO CHAIN - This detached family home is situated on the Eastern side of Barry at the popular Pencoedre Village development. Accommodation comprises entrance hall, W/C, lounge, dining room, kitchen and utility. To the first floor are four bedrooms and family bathroom.



Entrance Hall

Living Room

16' 8" into bay x 12' 3" MAX (5.08m into bay x 3.73m MAX)

Dining Room

11' 2" x 8' 5" (3.40m x 2.57m)

Kitchen / Diner

16' 2" MAX x 11' 1" MAX narrowing to 5' 6" (4.93m MAX x 3.38m MAX narrowing to 1.68m)

Utility Room

W.C

Landing

Bedroom One

12' x 8' 6" into wardrobe (3.66m x 2.59m into wardrobe)

En Suite

Bedroom Two

14' 8" x 8' 8" (4.47m x 2.64m)

Bedroom Three

11' 6" x 8' 5" (3.51m x 2.57m)

Bedroom Four

Bathroom

Garage

Rear Garden

Front Garden

view this property online allenandharris.co.uk/Property/BRY107765



Property Ref:

BRY107765 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01446 747878



barry@allenandharris.co.uk



21 High Street, BARRY, South Glamorgan, CF62 7EA



allenandharris.co.uk