



Kennedy Rise, Barry CF62 7NN

welcome to

Kennedy Rise, Barry

- RARE TO THE MARKET
- LARGER THAN AVERAGE SEMI DETACHED
- THREE RECEPTION ROOMS
- OPEN PLAN KITCHEN / DINER
- DOWNSTAIRS WET ROOM AND UTILITY

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£425,000

Accommodation is set over two floors in a light and airy atmosphere with versatile living accommodation comprise an entrance hall, modern fitted kitchen/diner, three reception rooms, three bedrooms, family bathroom and wet room. NO CHAIN! CALL NOW TO VIEW ON 01446 747878.



view this property online allenandharris.co.uk/Property/BRY107938



Property Ref:

BRY107938 - 0004

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.

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Entrance Hall

Lounge

16' 1" x 11' 8" min (4.90m x 3.56m min)

Reception Room Three

11' 1" x 8' 6" (3.38m x 2.59m)

Reception Room Two

13' 8" x 9' 8" (4.17m x 2.95m)

Kitchen/Dining Room

19' 3" narrowing to 12'1" x 19' 7" (5.87m narrowing to 12'1" x 5.97m)

Wet Room

Utility Room

Landing

Bedroom One

11' 7" x 10' 8" (3.53m x 3.25m)

Bedroom Two

10' 7" x 10' 3" (3.23m x 3.12m)

Bedroom Three

8' 3" x 7' 2" (2.51m x 2.18m)

Bathroom

Rear Garden

Front Garden



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