

25 The Heathers

Barry, Vale of Glamorgan, CF62 7FL



A modern, three bedroom semi-detached house located in a quiet cul-de-sac located close to Whitmore High School, Bro Morgannwg and Cardiff & Vale College and being sold with no onward chain. The accommodation comprises an entrance hall, two receptions and a kitchen with some dining space on the ground floor along with three bedrooms and a bathroom above. The property has a front garden with off road parking and a private, enclosed rear garden with a south westerly aspect. Ideal for first time buyers, downsizers and investors - being improved and maintained to a good standard. Viewing advised. EPC: D.

David Baker & Co.

Your local Estate Agent & Chartered Surveyor

£279,000

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Accommodation

Ground Floor

Hall

Fitted carpet. Central heating radiator. Stairs to the first floor. uPVC double glazed front door. Power point. Doors to the sitting room and living room.

Sitting Room 8' 2" x 16' 5" (2.5m x 5m)

A converted garage with uPVC double glazed window to the front. Fitted carpet. Coved ceiling. Hatch to loft space. Central heating radiator. Power points. uPVC double glazed door to the rear into the garden.

Living Room 11' 5" max x 14' 10" (3.49m max x 4.53m)

Fitted carpet. uPVC double glazed window to the front and a door to the rear into the kitchen. Venetian blinds to the window. Central heating radiator. Power, TV and point. Dado rail.

Kitchen 14' 9" x 10' 3" (4.5m x 3.12m)

Tiled floor and part tiled walls. Fitted kitchen comprising wall units and base units with laminate work surfaces. Integrated appliances including an electric oven, four burner gas hob and an extractor hood. Plumbing washing machine / dryer / dishwasher and space for a fridge freezer. Central heating radiator. Under stair cupboard. Power points. Recessed lights. Wall mounted gas combination boiler. uPVC double glazed window and doors out onto the garden.

First Floor

Landing

Fitted carpet to the stairs and landing. uPVC double glazed window to the side. Built-in cupboard with shelving. Hatch to the loft. Doors to three bedrooms and the bathroom.

Bedroom 1 8' 3" x 14' 2" (2.52m x 4.31m)

Double bedroom with uPVC double glazed window to the front. Fitted Venetian blinds. Fitted carpet. Central heating radiator. Power, phone and digital TV point.

Bedroom 2 7' 10" max x 11' 3" (2.38m max x 3.44m)

Double bedroom with uPVC double glazed window to the rear overlooking the garden. Venetian blinds to the window. Fitted carpet. Central heating radiator. Power points.

Bedroom 3 6' 4" x 9' 4" (1.93m x 2.84m)

Single bedroom to the front of the house. uPVC double glazed window with Venetian blinds. Fitted carpet. Central heating radiator. Power points.

Bathroom 6' 9" x 5' 7" (2.05m x 1.7m)

A fully tiled bathroom with suite comprising a panelled bath with electric shower and glass screen, WC and wash hand basin with storage below. uPVC double glazed window to the rear with Venetian blinds. Central heating radiator.

Outside

Front

Off road parking to the front for one to two cars, a pathway to the front door and a section of lawn.

Rear Garden

A private rear garden with south westerly aspect. Patio from the house and a lawn. Outside tap.

Additional Information

Tenure

The property is held on a freehold basis (WA535769).

Council Tax Band

The Council Tax band for this property is D, which equates to a charge of £1,976.72 for 2024/25.

Approximate Gross Internal Area

863 sq ft / 80.2 sq m.

Utilities

The property is connected to mains electricity, gas, water and sewerage services.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan











