



award winning estate agent

Chris Davies

chris-davies.co.uk

6 St. Aidens Rise Barry



3 BEDROOM END OF TERRACE PROPERTY

LIVING ROOM WITH RAKO LIGHTING

FULL WIDTH KITCHEN/DINING ROOM

MODERN WHITE BATHROOM/WC & SHOWER

GAS CH, UPVC DG, REAR LANE ACCESS

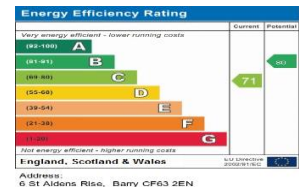
ENCLOSED REAR GARDEN WITH WORKSHOP

£185,000

LANDSCAPED REAR GARDEN; 3 BEDROOMS; 2 MINUTES TO RAIL STATION - This well presented end of terraced property comprises a porch/hall, living room with the added benefit of RAKO (mood) lighting, full width kitchen/dining room, 3 bedrooms and a modern bathroom with bath and shower. There is a tiered front and rear garden with false lawn, patio and also rear access (from Mendip View) which could provide a hardstand and currently offers a workshop/storage shed. The house has gas central heating (recently refitted combi) and is uPVC double glazed throughout.

Tenure Freehold
Tax Band B
Water Meter TBC
Postcode CF63 2EN

Contact Us 01446 711900
 rhoose@chris-davies.co.uk
 29 Fontygary Road CF62 3DS
Free Letting Advice 01446 792020



GROUND FLOOR

Entrance Porch/Hall

Accessed via a uPVC door and with a matching front window. A practical entrance area ideal for general storage (cupboards to be reinstated and the flooring too). Radiator and fuse-box. A panelled door leads to the living room.

Living Room 15' 6" x 12' 10" (4.72m x 3.91m)

A superb size carpeted reception room which boasts contemporary RAKO lighting (remote control, dimmer, mood lighting etc - smooth covered ceiling with 13 low energy spotlights)). Front uPVC window and a recessed stairs lead to the first floor. A panelled door leads to the kitchen/dining room. The focal point is that of a recessed wood burning stove that is mounted on a slate hearth. (Matching shelf over). Radiator.

Kitchen/Dining Room 15' 5" x 8' 9" (4.70m x 2.66m)

With a striking tiled flooring and initially with space for a dining table and chairs. The kitchen is fitted with modern units, complementing worktops and a stainless steel sink unit. Integral 4 ring hob, electric over and cooker hood over. 2 uPVC windows and matching door to the rear garden. Smooth covered ceiling with 12 recessed low energy spotlights, radiator and ceramic tiled splash-backs.

FIRST FLOOR

Landing

Carpeted, matching the stairs, and with panelled doors to the three bedrooms and bathroom/WC. Two further doors access a handy storage cupboard and also an airing cupboard which houses the recently refitted combi boiler. Loft hatch and smooth covered ceiling with 4 spotlights.

Bedroom One 8' 9" x 8' 7" (2.66m x 2.61m)

A carpeted double bedroom with uPVC rear window, radiator and recessed cupboard over the stairwell. Coved ceiling

Bedroom Two 9' 11" x 7' 6" (3.02m x 2.28m)

A carpeted double bedroom with front uPVC window, radiator and storage cupboard over the stairwell. Smooth covered ceiling with 4 spotlights.

Bedroom Three 7' 9" x 7' 1" (2.36m x 2.16m)

A carpeted single bedroom with front uPVC window, radiator and coved ceiling.

Family Bathroom/WC/Shower 6' 4" x 5' 6" (1.93m x 1.68m)

With an easy wipe floor covering (vinyl) plus a white suite comprising close coupled WC with button flush, pedestal basin and bath with electric and thermostatic showers over. Opaque uPVC rear window, radiator and smooth covered ceiling with 4 spotlights. Ceramic tiled splash-backs and walls.

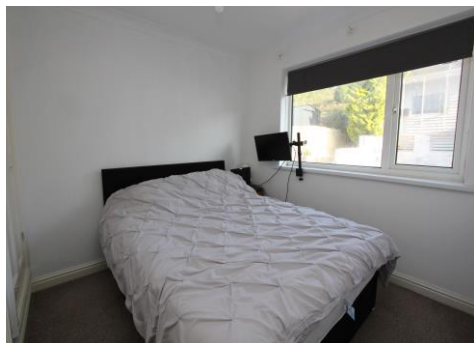
OUTSIDE

Front Garden

A two-tiered front ideal for plants and shrubs, or perhaps for low maintenance with stone chippings. Steps lead up to the front door.

Rear Garden

A superb rear garden which initially has a small concrete patio and steps which lead up to the main area which is landscaped with false lawn, high spec patio slabs and beautiful tiled walls. There is a glass screen balustrade with chrome handrail. There is a further raised section (accessed from the rear at Mendip View) which offers a workshop and hardstand potential.



HELPFUL INFORMATION whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.