





## 22 Hazledene Close

Barry, Barry

An extended well presented family home offering spacious accommodation. Comprising entrance hall, inner hall, lounge, large kitchen breakfast room plus famil  
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- EXTENDED SEMI DETACHED
- TWO RECEPTION ROOMS
- LARGE KITCHEN BREAKFAST ROOM
- TWO BATHROOMS
- SOLAR PANELS
- EPC C77
- For further information on broadband and mobile coverage in this area visit [checker.ofcom.org.uk/](http://checker.ofcom.org.uk/)





### **Entrance Hall**

Accessed via uPVC door. Wood floor. Glazed door to inner hall, family / dining room and solid door to store cupboard.

### **Inner Hallway**

Continuation of the wood floor. Carpeted stairs to first floor and front aspect window. Radiator. Under stair recess. Glazed internal doors to lounge and kitchen breakfast room.

### **Lounge**

13' 1" x 12' 10" (3.99m x 3.91m)

Lounge with large front aspect window. Radiator. Inset gas fire. Continuation of the wood floor.

### **Kitchen Breakfast Room**

19' 2" x 9' 7" (5.84m x 2.92m)

A wide range of fitted eye level and base units with complementing work surfaces over and one and a half bowl sink unit. Inset gas hob with oven under and cooker hood over. Space and plumbing for further appliances. Space for family table and chairs. Wall mounted boiler. Tiled floor. Rear aspect window and double opening doors to garden. Archway allows access to the dining / family room.



### **Family / Dining Room**

23' 0" x 11' 3" (7.01m x 3.43m)

A fantastic room with laminate floor and doors onto the rear garden. Two radiators. Space for further table and chairs. Door to store cupboard and return door to hall.



### **Landing**

Carpeted and with doors to four bedrooms and two bathrooms. Two loft hatches. Storage cupboard.

### **Bedroom One**

10' 10" x 10' 3" (3.30m x 3.12m)

Carpeted double bedroom with front aspect window. Radiator. Fitted cupboards.

**Bedroom Two**

13' 7" x 11' 3" (4.14m x 3.43m)

Carpeted double bedroom with front aspect window and radiator. Full width fitted wardrobes.

**Bedroom Three**

11' 2" x 9' 7" (3.40m x 2.92m)

Carpeted double bedroom with rear aspect window and radiator.

**Bedroom Four**

8' 8" x 8' 0" (2.64m x 2.44m)

Carpeted single bedroom with front aspect window and radiator. Fitted cupboard over stairs.

**Bathroom One**

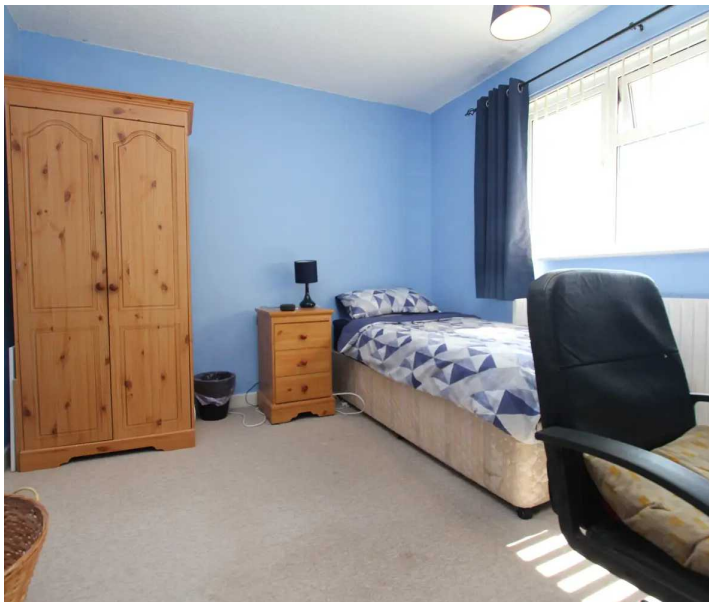
11' 2" x 5' 8" (3.40m x 1.73m)

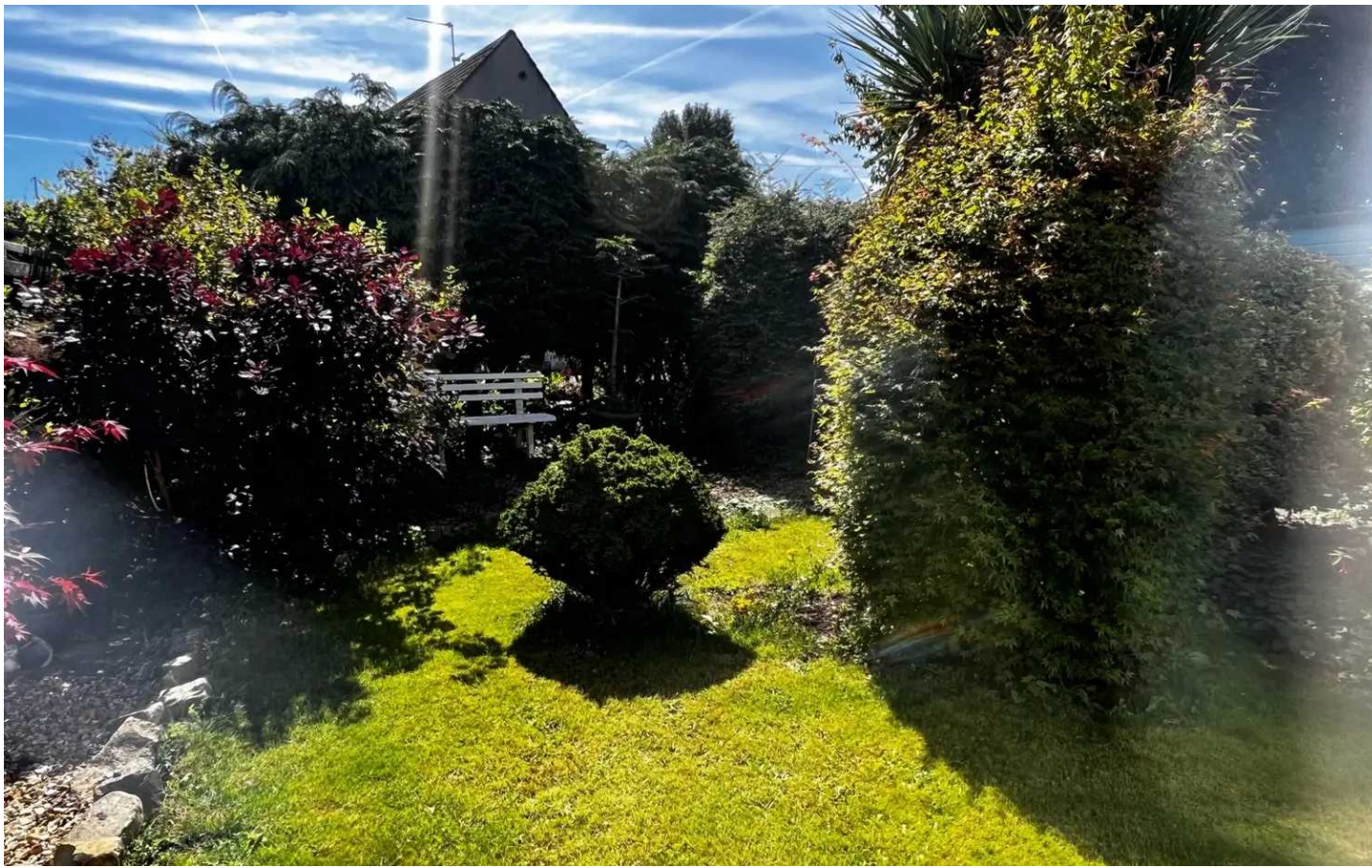
Four piece suite comprising corner shower cubicle with inset shower, panelled bath, low level WC and matching wash basin. Window to rear. Radiator. Vinyl floor.

**Bathroom Two**

7' 8" x 5' 6" (2.34m x 1.68m)

Panelled bath, low level WC and matching wash basin. Window to rear. Radiator. Vinyl floor.





#### **GARDEN**

With stone chippings and established shrubs / trees.

#### **REAR GARDEN**

A Southerly aspect rear garden with large patio, established shrubs / trees. Bordered plants, lawn and vegetable patch. Gate to rear access. Tap. Access to side.

#### **DRIVEWAY**

2 Parking Spaces

Concrete driveway









## Chris Davies Estate Agents

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