





1 Radnor Green

Barry, Barry

Stunning three bedroom semi-detached home in sought-after area. Spacious with large front and rear gardens, garage and ample parking. Well-presented interiors, open plan living, modern kitchen. EPC E53. Outdoor patio and garden oasis. Peaceful retreat near amenities. Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- LARGE FRONT GARDEN AND GENEROUS REAR GARDEN
- THREE BEDROOMS
- DOWNSTAIRS BATHROOM AND UPSTAIRS SHOWER ROOM
- LARGE OPEN PLAN LOUNGE/DINER
- GOOD SIZED KITCHEN PLUS ADDITIONAL UTILITY ROOM
- GARAGE AND LONG DRIVEWAY (SUITABLE PARKING FOR 3 CARS)
- BEAUTIFULLY PRESENTED THROUGHOUT
- EPC E53





Hallway

Entrance via a uPVC front door with opaque glazing, laminate wood effect flooring, smooth walls and a textured covered ceiling. Carpeted staircase to the left leading to the first floor, with built in storage beneath. Doors leading to the lounge and the downstairs bathroom.

Lounge

13' 2" x 15' 1" (4.01m x 4.60m)

Wooden effect laminate flooring, smooth walls and a textured covered ceiling. Feature log burning fireplace. Double opening doors to the front garden and a radiator. Open plan through to the dining room.

Dining Room

9' 7" x 8' 11" (2.92m x 2.72m)

Continuation of the wood effect laminate flooring from the lounge, smooth walls and a textured ceiling with coving. Double opening doors to the rear garden, a door through to the kitchen and a radiator.

Kitchen

9' 9" x 7' 7" (2.97m x 2.31m)

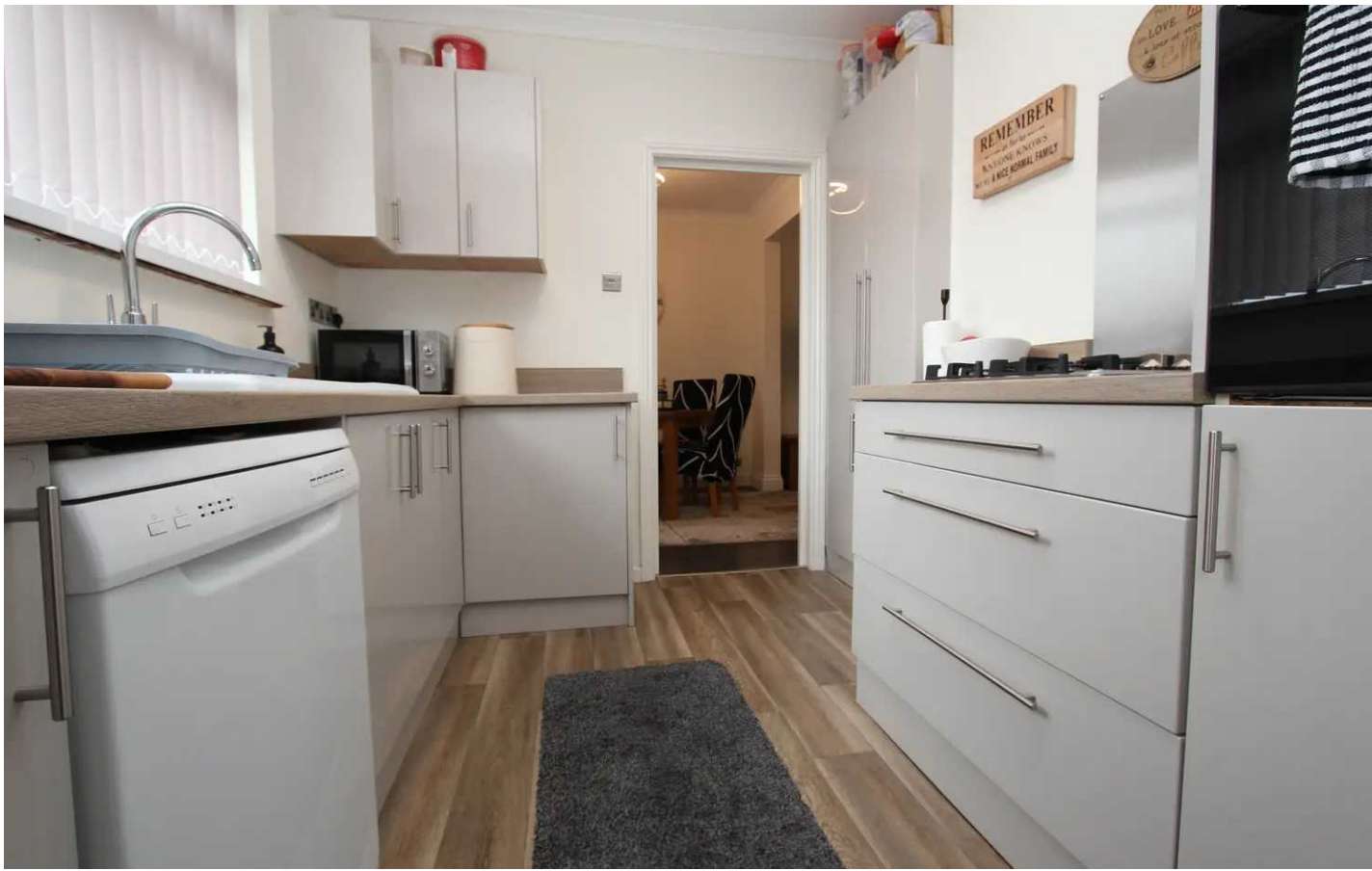
Vinyl wood effect flooring, smooth walls and a smooth covered ceiling. Matching grey gloss eye and base level units with a complementing laminate wood effect countertop. A white one and half bowled sink inset with a stainless steel mixer tap overtop. An integrated eye level oven, integrated four ring gas hob and a stainless steel splashback. Space and plumbing for a dishwasher and a large rear view window. A door leads through to the utility room.

Utility Room

5' 0" x 6' 0" (1.52m x 1.83m)

Continuation of the vinyl wood effect flooring from the kitchen, smooth walls and a smooth ceiling. Ideal space for a fridge/freezer, washing machine and tumble dryer. A door leading to the rear garden and a



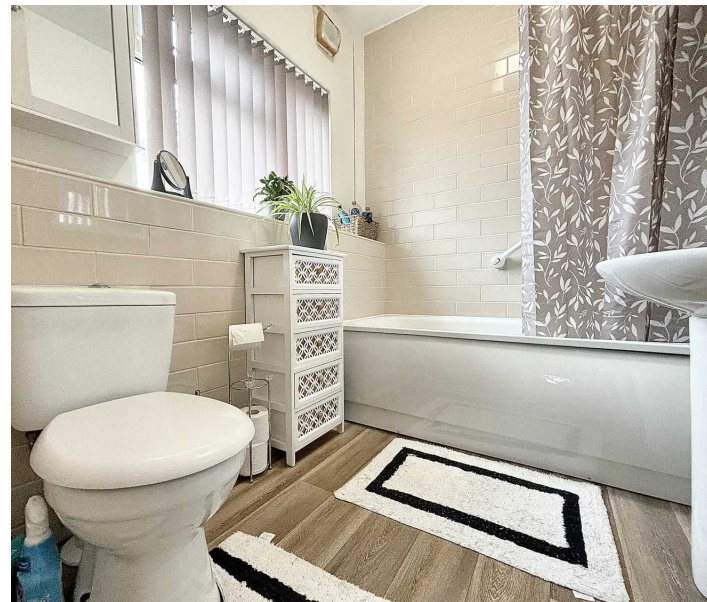
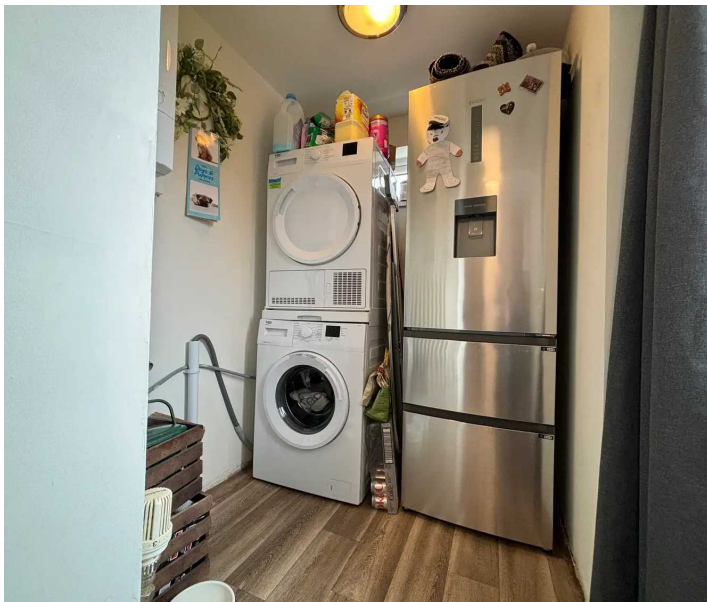


small side aspect window.

Downstairs Bathroom

6' 11" x 5' 9" (2.11m x 1.75m)

Vinyl wood effect flooring, smooth walls and a smooth ceiling. Half height subway tiling with full height tiling within the bath/shower. A white WC with a push button flush, a white pedestal basin with a stainless steel mixer tap and a white bath with an electric shower inset. A stainless steel towel radiator and an opaque side aspect window.





Landing

Carpeted with smooth walls and a smooth ceiling. Doors leading to three bedrooms and the shower room. Loft access.

Bedroom One

11' 0" x 9' 0" (3.35m x 2.74m)

Carpeted with smooth walls and smooth coved ceiling. A large front aspect window and a radiator. Measurements exclude the depth of the built in wardrobes.

Bedroom Two

9' 10" x 9' 11" (3.00m x 3.02m)

Carpeted with smooth walls and a smooth coved ceiling. A large side aspect window and a radiator. A small door leading to some attic storage space.

Bedroom Three

5' 9" x 9' 7" (1.75m x 2.92m)

Carpeted with smooth walls and a smooth coved ceiling. A large side aspect window and a radiator.

Shower Room

3' 4" x 8' 0" (1.02m x 2.44m)

Vinyl wood effect flooring, smooth walls and a smooth ceiling. A white WC with a push button flush, a white pedestal basin with a stainless steel mixer tap ovetop and a tiled splashback. A walk in shower with full height tiling within, a glass folding shower screen and a stainless steel thermostatic shower inset. A stainless steel towel radiator.





FRONT GARDEN

A paved pathway leads to the front door of the property, the front garden is largely laid to lawn with some decorative flowerbeds filled with well established shrubbery. The front garden wraps around the left side of the property and ends with a long driveway suitable for two vehicles.

REAR GARDEN

Step out of the double opening doors in the dining room onto a well appointed patio area, perfect for alfresco dining. Steps lead down to an area of lush lawn with decorative flower beds filled with well established shrubbery. A gate to the left leads to the front garden and a gate to the right leads to the garage.

DRIVEWAY

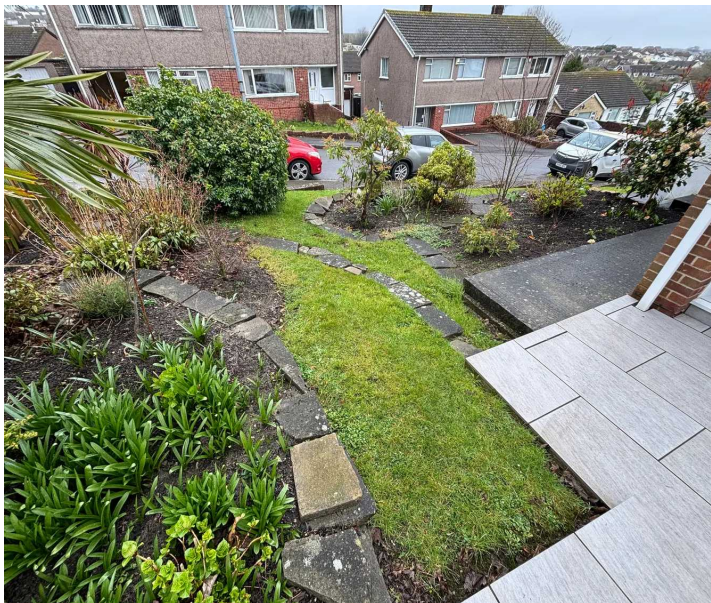
2 Parking Spaces

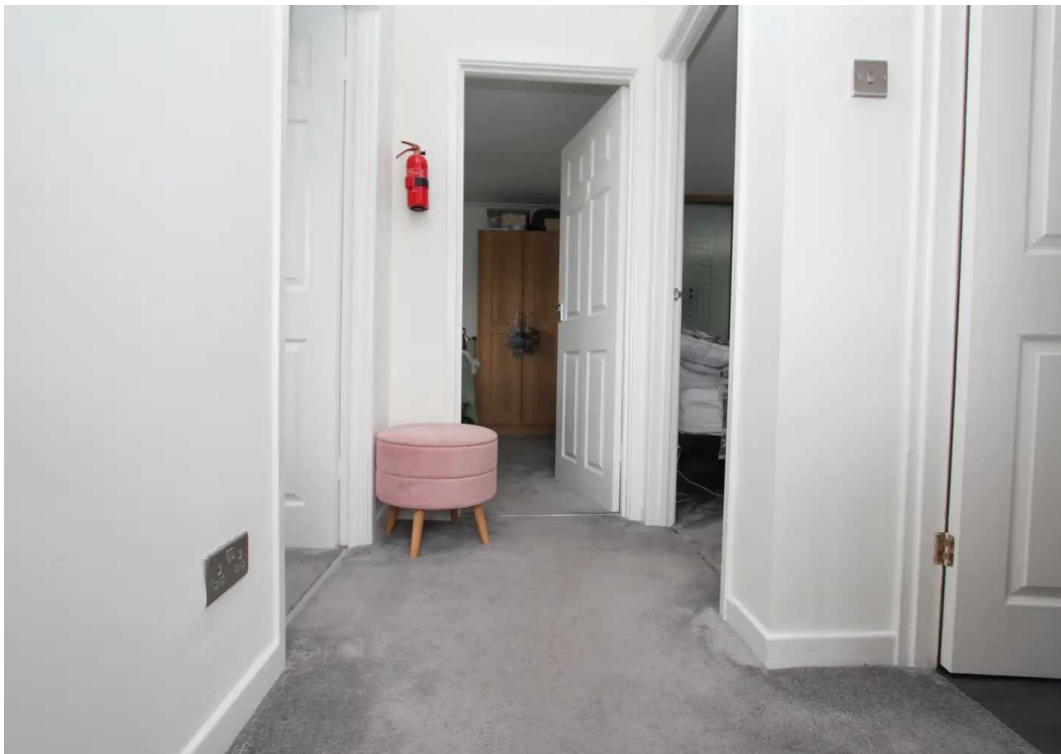
Nose to tail parking for two cars.

GARAGE

Single Garage

Garage to the rear of the property with parking for one small car.







Chris Davies Estate Agents

Chris Davies Estate Agents, 24 High Street - CF62 7EA

01446 700007

barry@chris-davies.co.uk

www.chris-davies.co.uk/

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.