





## 5 Woodlands Court

Barry, Barry

Top floor flat with two double bedrooms, a spacious lounge/diner and a well-equipped kitchen. Garage, allocated parking, close to local amenities & excellent transport links.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- TOP FLOOR FLAT
- VIEWS OF GLADSTONE GARDENS
- TWO DOUBLE BEDROOMS
- LARGE LOUNGE/DINER OPEN TO THE KITCHEN - PERFECT FOR ENTERTAINING
- GARAGE PLUS ALLOCATED PARKING SPACE
- CATCHMENT FOR YSGOL GYMRAEG BRO MORGANNWG AND WHITMORE HIGH SCHOOL
- CATCHMENT FOR YSGOL SANT CURIG AND GLADSTONE PRIMARY SCHOOL
- EXCELLENT TRANSPORT LINKS
- CLOSE TO LOCAL AMENITIES
- EPC C73





### Hallway

Entrance via a wooden front door with opaque glazing into a hallway. The hallway has vinyl wood effect flooring, smooth walls and a textured ceiling. Loft access. Doors leading off to the bathroom, bedroom one and lounge/diner.

### Kitchen

13' 0" x 8' 10" (3.96m x 2.69m)

Vinyl tile effect flooring, wallpapered walls and a textured ceiling. Wooden eye and base level units and black worktops with a stainless steel sink inset. Space and plumbing for a washing machine. An integrated single oven, four ring gas hob, extractor hood and fridge/freezer. A breakfast bar with space for two stools. A radiator and a front aspect window overlooking the park. Measurements exclude the depth of the cupboards to the right as you enter the kitchen.

### Lounge/Diner

18' 10" x 9' 5" (5.74m x 2.87m)

Carpeted with smooth walls and a textured ceiling. A large rear aspect window with views over the park, a radiator and ample space for a dining table and chairs. A wall mounted intercom system. Open to the kitchen.





### **Bedroom One**

15' 2" x 8' 11" (4.62m x 2.72m)

Vinyl tiled floor, wallpapered walls and a smooth ceiling. A built in double wardrobe, a large front aspect window and a radiator.

### **Bedroom Two**

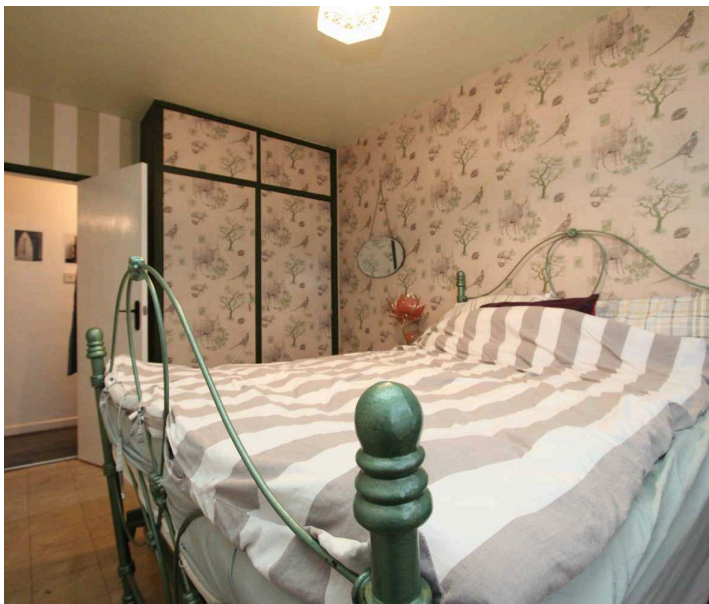
14' 4" x 9' 4" (4.37m x 2.84m)

Vinyl tiled flooring, smooth walls and a smooth ceiling. A front aspect window and a radiator.

### **Bathroom**

6' 6" x 6' 5" (1.98m x 1.96m)

Vinyl tile effect flooring, a mixture of wallpapered, smooth and tiled walls and a textured ceiling. A three piece white suite comprising a close coupled WC with a push button flush, a pedestal wash basin with a stainless steel mixer tap and a white bath with a stainless steel shower inset and a glass shower screen. A stainless steel towel radiator.





## GARAGE

Single Garage


A clearly labelled garage providing parking for one small vehicle or ample storage space.

## ALLOCATED PARKING

1 Parking Space

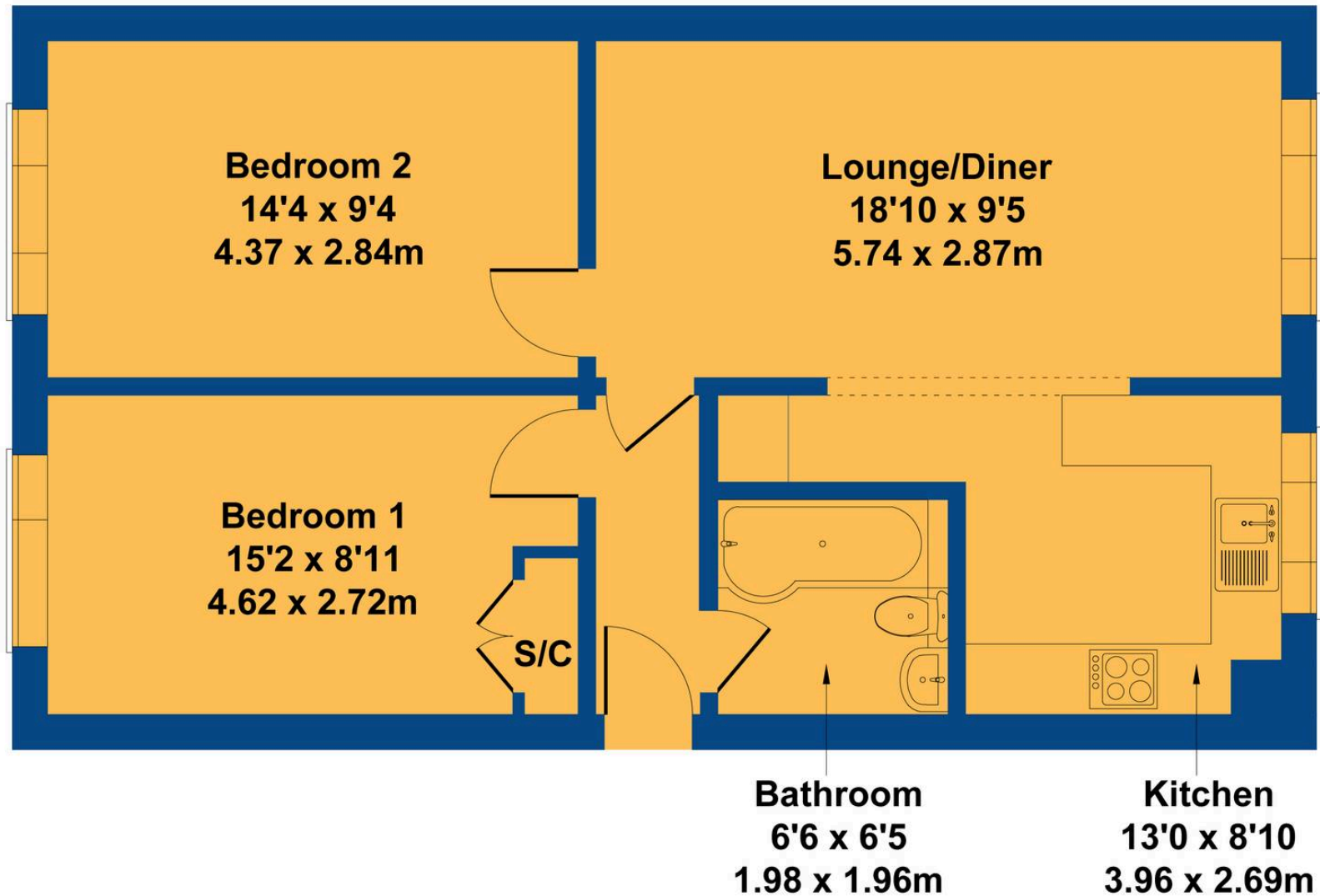


## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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Approximate Gross Internal Area  
646 sq ft - 60 sq m



Not to Scale. Produced by The Plan Portal 2024  
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## Chris Davies Estate Agents

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