

## 10 Hardy Close

Barry, Barry

Stunning four bedroom detached family home. Modern fitted kitchen with integrated appliances plus a separate lounge and dining room. Generous rear garden with a summerhouse/garden bar. Ideal for modern family living & entertaining. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- FOUR BEDROOM DETACHED PROPERTY
- DOWNSTAIRS WC PLUS UPSTAIRS FAMILY BATHROOM
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- SEPARATE LOUNGE, KITCHEN AND DINING ROOM
- GENEROUS REAR GARDEN WITH SUMMERHOUSE
- EPC C70







### Hallway

Entrance via a uPVC door with opaque glazing into an entrance hallway. The hallway has grey laminate wood effect flooring, smooth walls and a textured coved ceiling. A side aspect window, a radiator, doors leading to the downstairs WC, lounge and kitchen. A carpeted staircase leads to the first floor. Ample space under the stairs for storage, currently being used as a home office.

### Kitchen

12' 6" x 7' 10" (3.81m x 2.39m)

Vinyl tile effect flooring, smooth walls and a smooth coved ceiling. Modern grey high gloss eye and base level units with complementing laminate wood effect worktops. A stainless steel sink inset with a stainless steel mixer tap overtop. Integrated appliances include a fridge/freezer, wine fridge, eye level double oven, four ring gas hob, extractor hood and washing machine. A subway tiled splashback. A front aspect window and a uPVC door with opaque glazing leading to the side of the property, allowing access to both the front and rear. Open to the dining room.

### Dining Room

9' 6" x 8' 0" (2.90m x 2.44m)

Laminate wood effect flooring, smooth walls and a smooth coved ceiling. Double opening doors leading through into the lounge. A rear aspect window and a radiator.

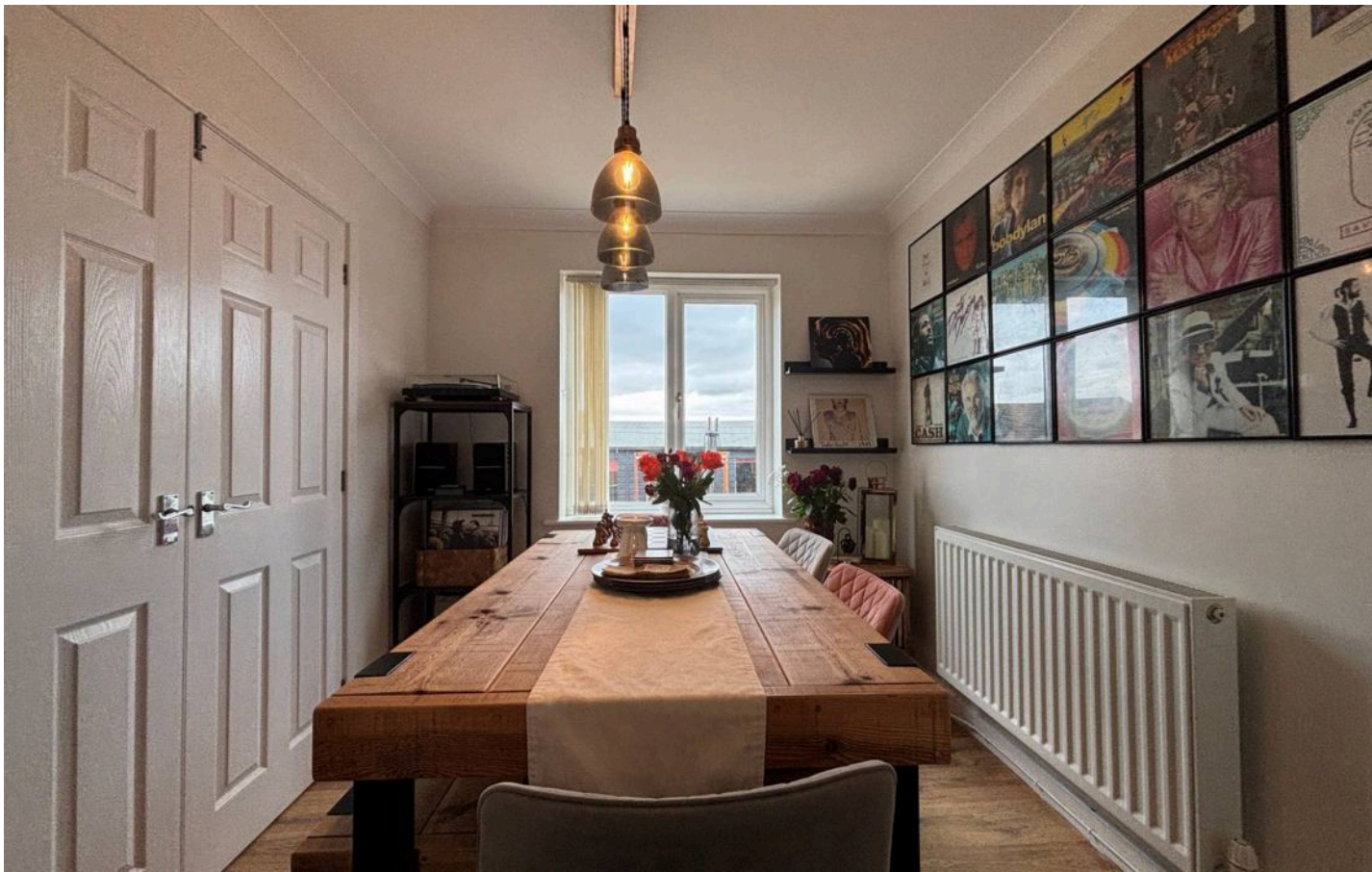
### Lounge

14' 7" x 11' 6" (4.45m x 3.51m)

A continuation of the laminate wood effect flooring from the dining room, smooth walls and a textured coved ceiling. A radiator and double opening French doors leading out onto the patio.







### **Downstairs WC**

5' 6" x 2' 7" (1.68m x 0.79m)

A continuation of the grey wood effect laminate flooring from the hallway, smooth walls and a textured coved ceiling. A front aspect opaque window. A two piece white suite comprising a WC with a push button flush and a vanity wash basin with a stainless steel mixer tap overtop and a tiled splashback. Radiator.

### **Landing**

A carpeted staircase leads to a carpeted landing with smooth walls and a textured coved ceiling. Doors leading off to four bedrooms, a bathroom and a storage cupboard. Loft access.

### **Bedroom One**

11' 9" x 8' 10" (3.58m x 2.69m)

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

### **Bedroom Two**

10' 2" x 8' 6" (3.10m x 2.59m)

Carpeted with smooth walls and a textured coved ceiling. A built in double wardrobe, a radiator and a front aspect window.

### **Bedroom Three**

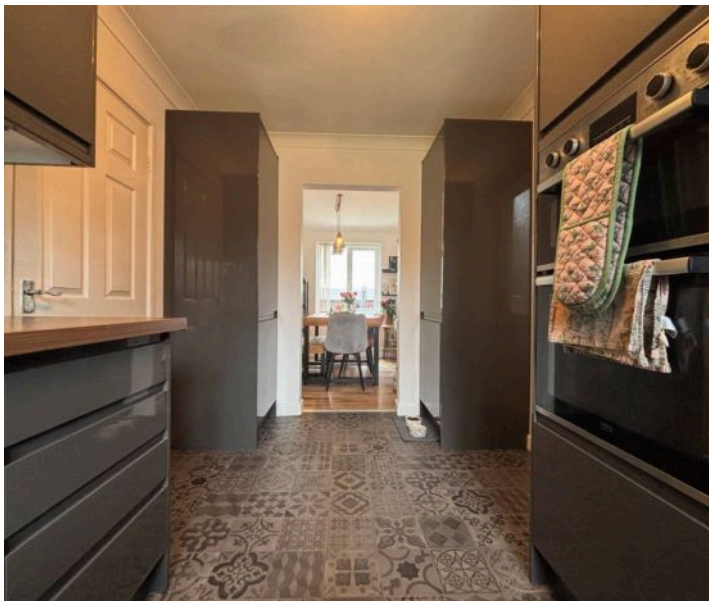
11' 11" x 8' 9" (3.63m x 2.67m)

Carpeted with smooth walls and a textured coved ceiling. Rear aspect window. Max measurements provided, L-shaped room.

### **Bedroom Four**

10' 9" x 6' 5" (3.28m x 1.96m)

Carpeted with smooth walls and a textured coved ceiling. A double wardrobe, a radiator and a front aspect window.



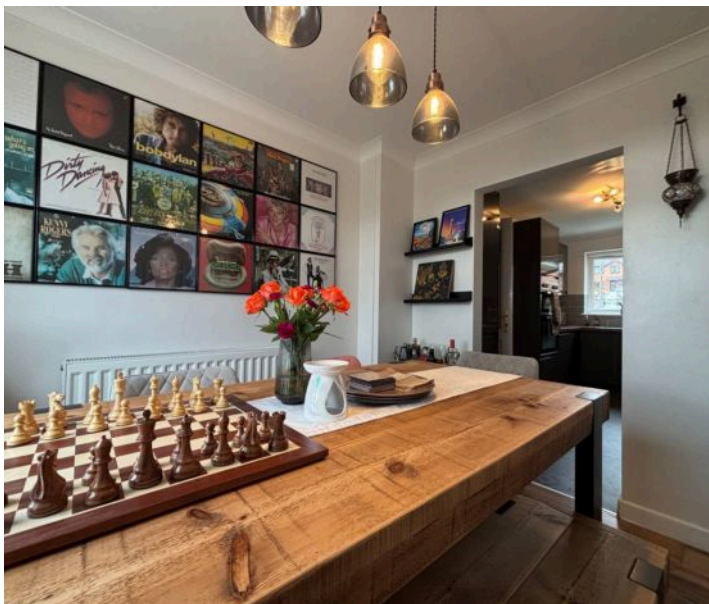




## Bathroom

6' 6" x 5' 7" (1.98m x 1.70m)

Tiled flooring and fully tiled walls. A textured coved ceiling with spotlights. A three piece white suite comprising a WC with a push button flush, a pedestal wash basin with a stainless steel mixer tap overtop and a bath with a stainless steel mixer tap overtop, an electric shower inset and a glass shower screen. A stainless steel towel radiator and a side aspect opaque window.







## REAR GARDEN

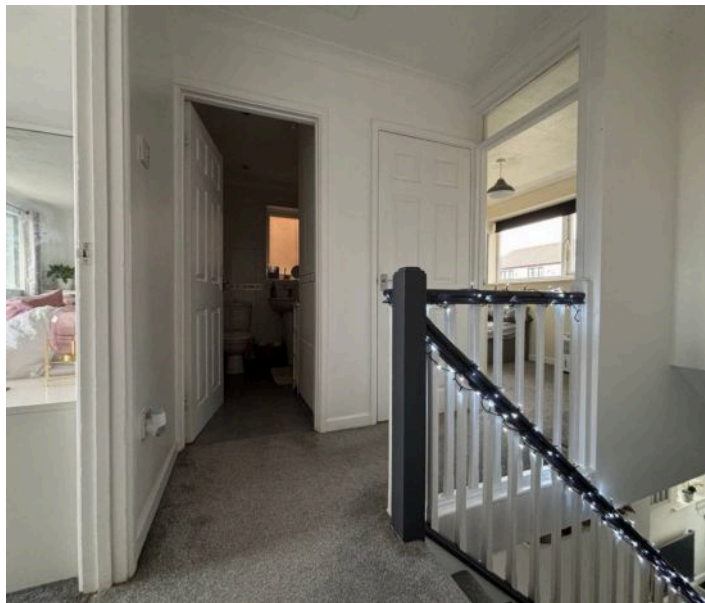
An initial area of patio with side access to the front of the property, followed by an area of lawn and an area of decking, perfect for alfresco dining or relaxing in the sun. There is also a summerhouse currently set up and being used as a garden bar! The summerhouse would also make an ideal office space.

## DRIVEWAY

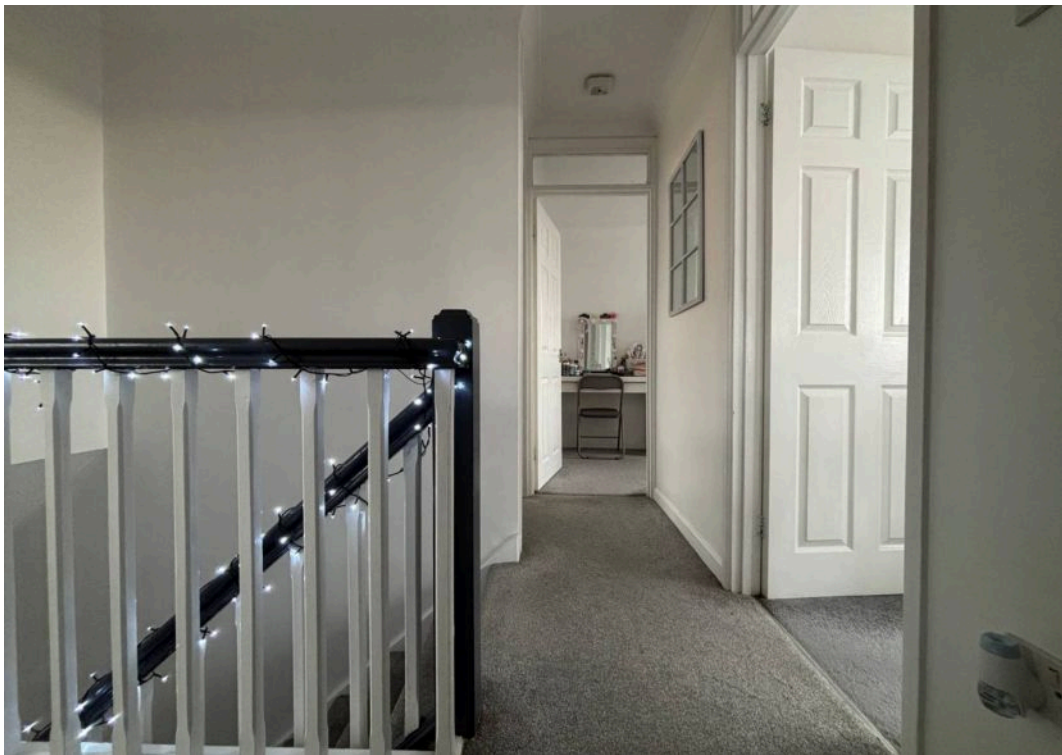
1 Parking Space

## GARAGE

Single Garage



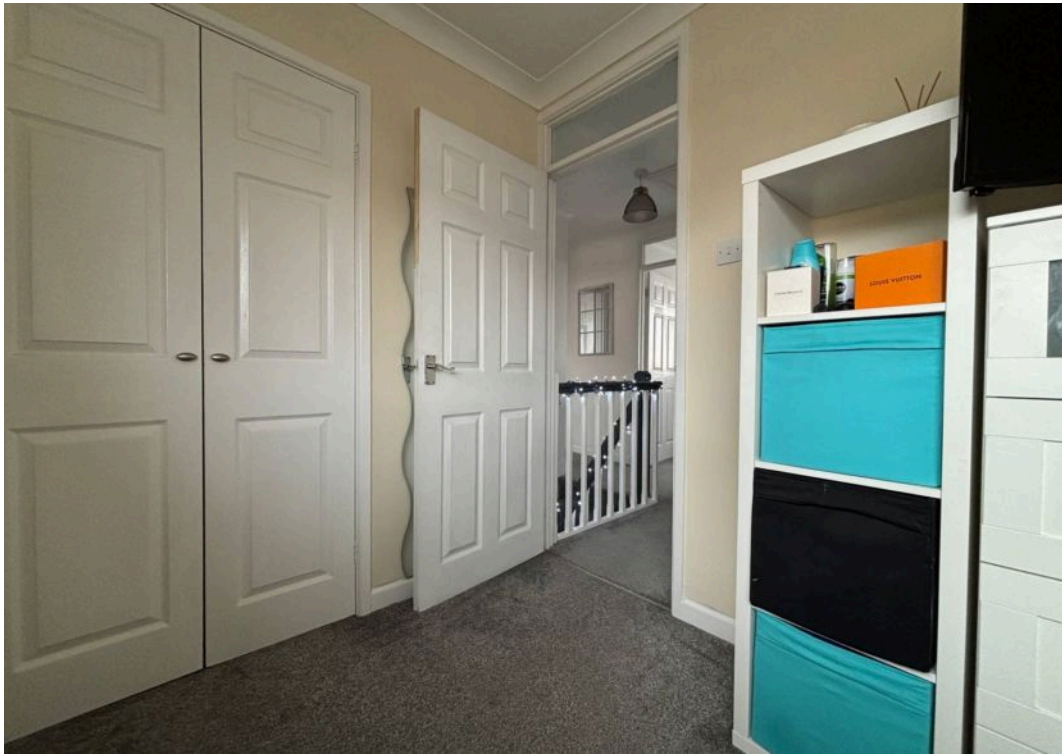
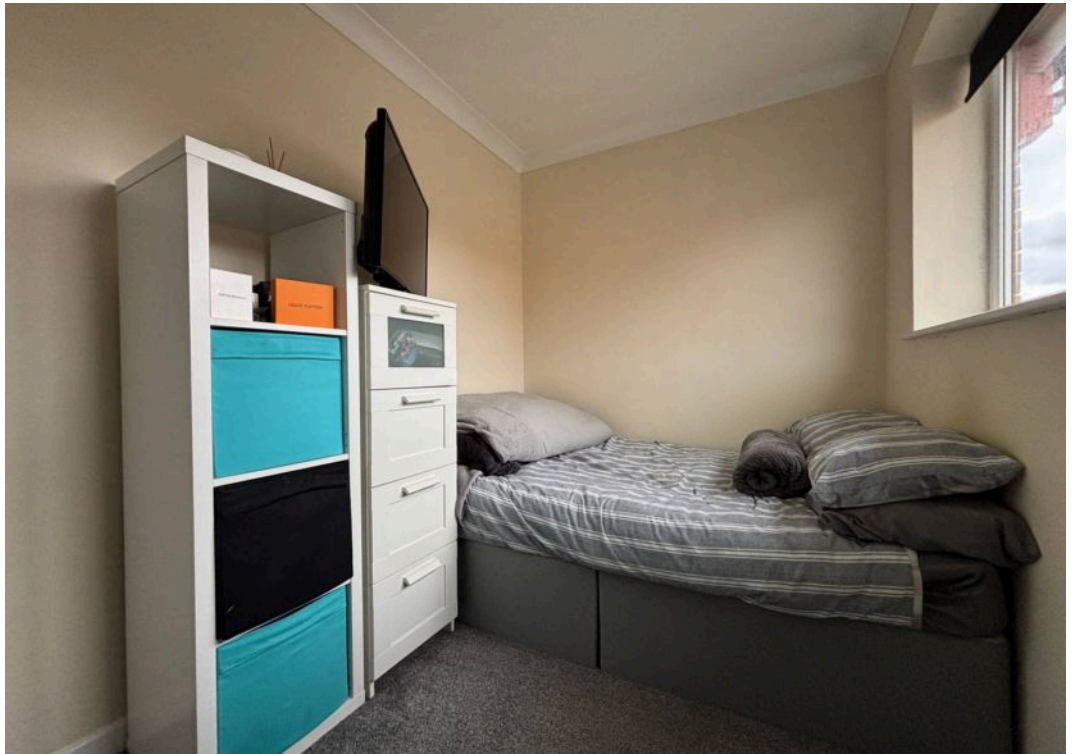








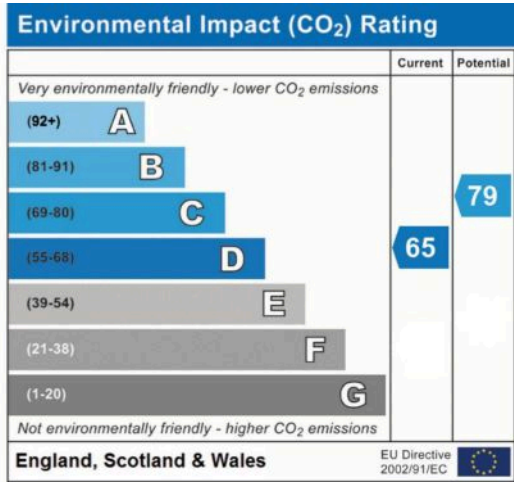
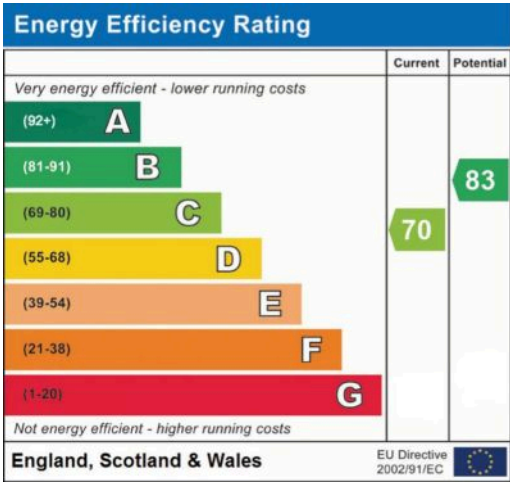








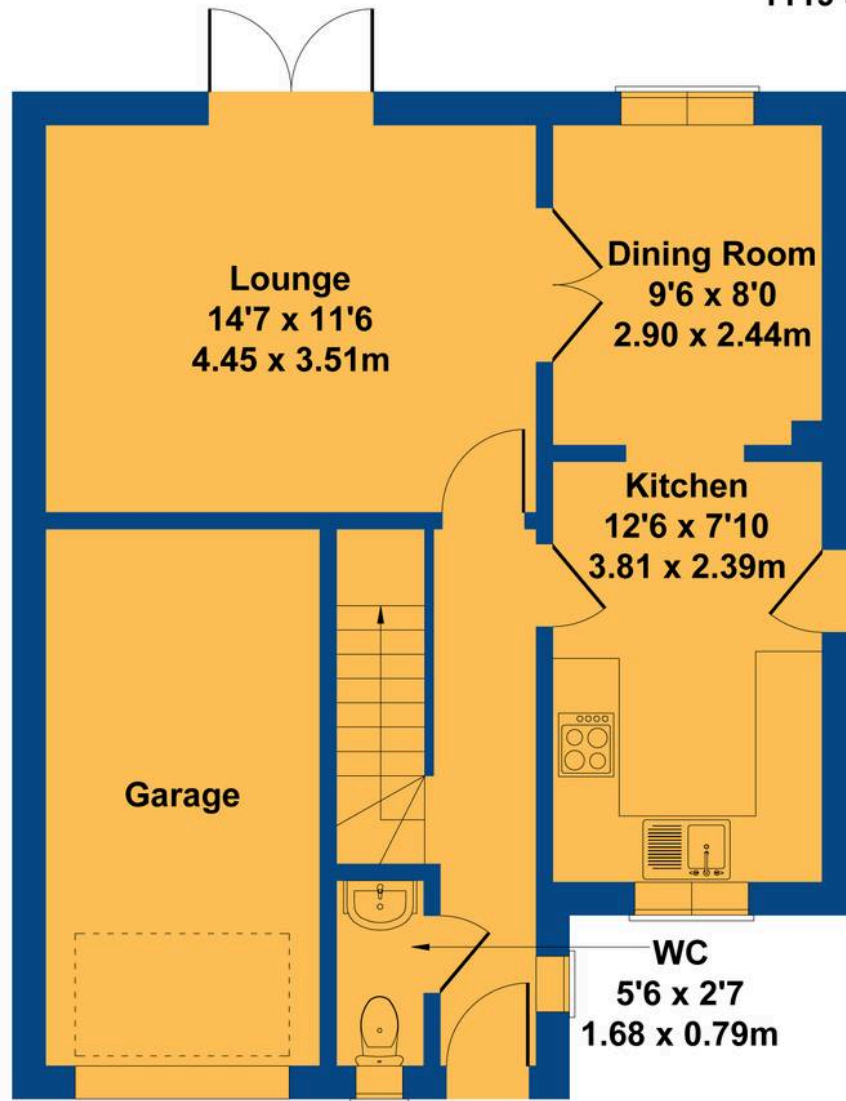




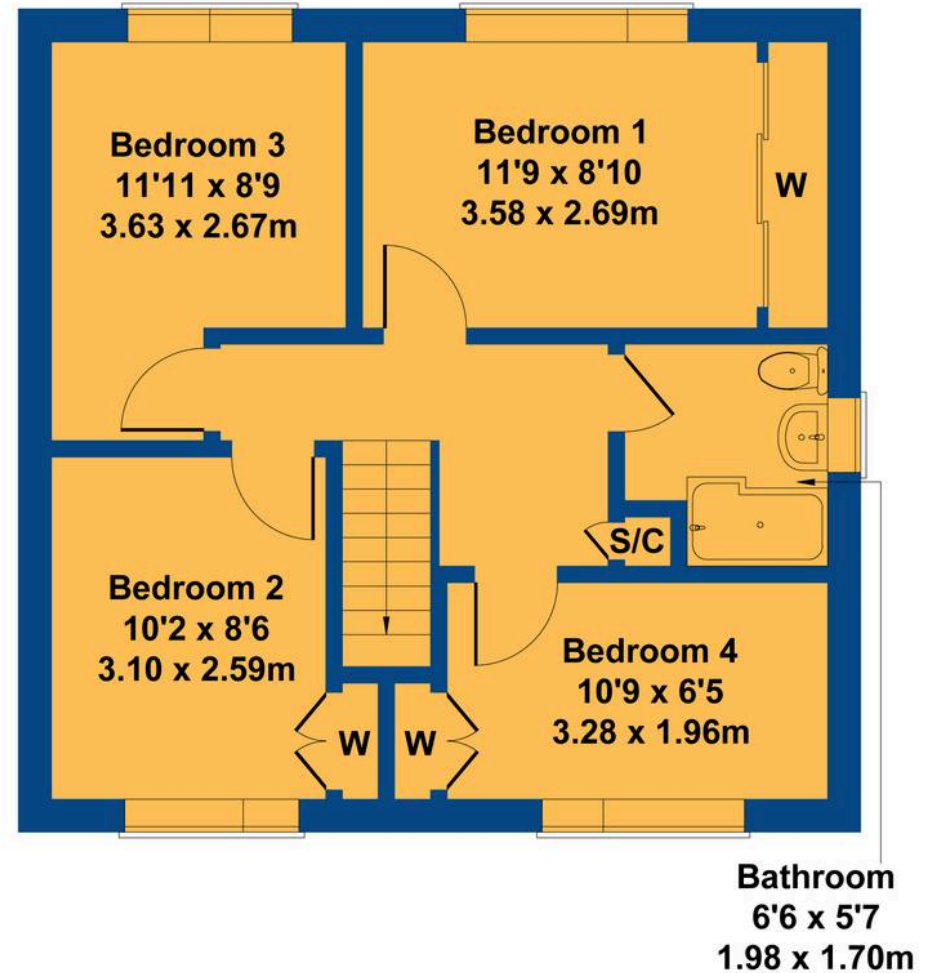


# 10 Hardy Close

Approximate Gross Internal Area  
1119 sq ft - 104 sq m



**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.





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