





89 White Farm

Barry, Barry

A BEAUTIFULLY PRESENTED DETACHED FAMILY HOME situated in the sought after location of WHITE FARM, allowing quick access to the link roads and M4 corridor. Stylishly presented throughout, accommodation comprises entrance hall, WC, kitchen, utility, lounge with feature modern fire plus separate dining room. The first floor has four DOUBLE BEDROOMS, bathroom and en suite - both of which have been replaced in the last 2 years. The second floor has a fifth LARGER THAN AVERAGE double bedroom. The rear garden has recently been landscaped to a more family friendly, functioning area including astro turf, Porcelain tiled patio, lawn and pergola - hot tub under (hot tub not to remain). There are plenty of outdoor sockets and lighting plus a two car drive and garage. Full CCTV and alarm - to remain

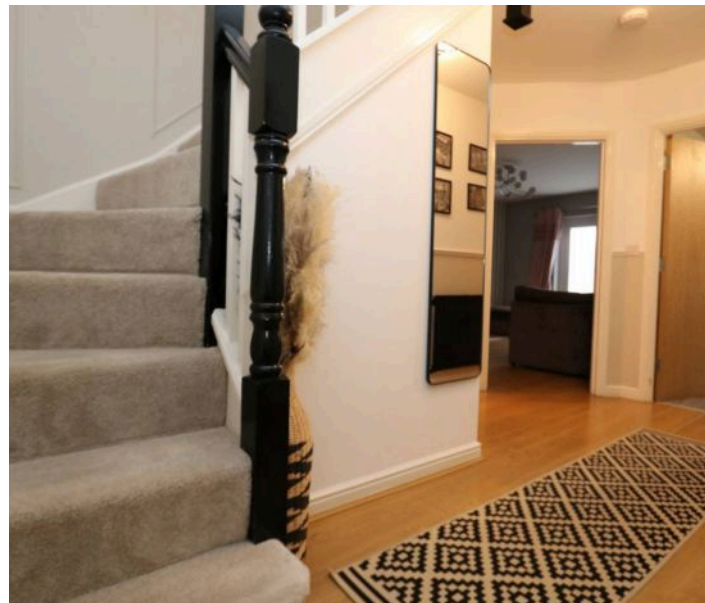
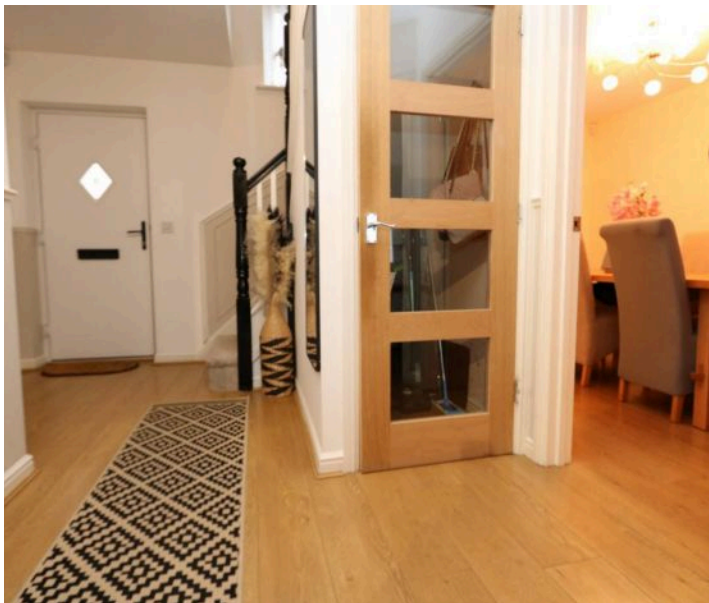
Within catchment area for the following schools - Coloct, All Saints, St Helens and the comprehensive schools of Bro Morgannwg, Pencoedtre High and St Richard Gwyn

Council Tax band: F Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- BEAUTIFULLY PRESENTED DETACHED FAMILY HOME
- FIVE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- LARGE KITCHEN PLUS UTILITY
- MODERN BATHROOM AND EN SUITE PLUS GF WC
- RECENT LANDSCAPED REAR GARDEN
- GARAGE AND DRIVEWAY FOR 2 CARS
- EPC tbc





Entrance Hall

Accessed via modern and recent fitted composite front door into hall. Wood floor and modern radiator. Doors to WC, under stair storage, dining room, lounge and kitchen.

Wc

6' 2" x 2' 11" (1.88m x 0.89m)

Modern ground floor WC in white comprising close couple WC with button flush and pedestal wash basin. Tiled effect vinyl floor and radiator. Side aspect opaque window.

Kitchen

10' 2" x 11' 7" (3.10m x 3.52m)

A modern stylish kitchen with high gloss grey eye level and base units with complementing work surfaces over. One and a half bowl sink unit with mixer tap. Inset gas hob, oven under and cooker hood over. Integrated fridge freezer and dishwasher. Laminate effect vinyl floor plus rear aspect window and a further side aspect window. Radiator. Door to utility.

Utility

6' 6" x 5' 10" (1.99m x 1.78m)

Base level units and work services matching the kitchen plus wall mounted Ideal boiler. Radiator and continuation of the vinyl floor. Wall mounted alarm panel. Partial glazed door to the side.

Dining Room

13' 0" x 8' 6" (3.97m x 2.59m)

Reception room with continuation of the laminate floor and plenty of space for family table and chairs. Front aspect window and radiator. Feature, attractive double opening doors with column glazing to the lounge.

Lounge

14' 3" x 11' 2" (4.35m x 3.41m)

Continuation of the wood floor into lounge. Doors out to the rear garden. Feature large modern electric fire. Recess for wall media / TV. Radiator.



Landing



floor. Front aspect window on the stairs. Doors lead to two storage cupboards, four double bedrooms and bathroom. Radiator.

Bedroom One Carpeted double bedroom with rear aspect, window and radiator. Door to en suite.

En Suite Recently fitted in the last two years this stylish and modern en suite comprises of walk-in shower cubicle with black grid effect screen plus fixed rainfall style shower head and handheld separate rinser. Tiled effect PVC splash backs. High gloss tiled floor and upright modern radiator. Low level WC with button flush and side aspect opaque window.

Bedroom Two Carpeted double bedroom with front aspect window and radiator.

Bedroom Three Carpeted double bedroom with front aspect window and radiator.

Bedroom Four Carpeted double bedroom currently been used as a dressing room. Rear aspect window and radiator.

Bathroom Modern beautiful bathroom suite in white fitted in the last two years including standalone deep bath with waterfall style tap and standalone showerhead mixer tap with adjustable rinse. Close couple WC with button flush and wash basin set into vanity unit. Modern PVC walls all round and a high gloss tile flooring plus upright chrome heated towel rail. Side aspect opaque window.

Bedroom Five A larger than average fifth bedroom which is carpeted and has front and rear Velux windows. Radiator. Recess ideal for Office or gaming. Inset ceiling lights.





FRONT GARDEN

The front is enclosed with iron fencing and has astro turf with Central pathway to newly fitted composite front door.

REAR GARDEN

A recently refurbished enclosed rear garden, of good size which includes plenty of outdoor power points, lighting and gate to side / front. Pergola area, Porcelain patio, astro turf and side lawn.

GARAGE

Single Garage

Up and over door, power and lighting.

DRIVEWAY

2 Parking Spaces

Off road parking for two cars, nose to tail. Gate to rear garden.



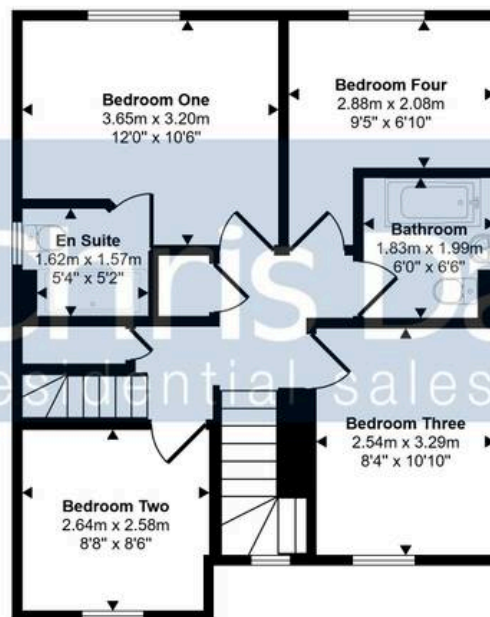




Approx Gross Internal Area
132 sq m / 1418 sq ft



Ground Floor
Approx 53 sq m / 572 sq ft



First Floor
Approx 53 sq m / 574 sq ft



Second Floor
Approx 25 sq m / 271 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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