



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

All enquiries: 029 2070 7999
Sales and general enquiries: info@shepherdsharpe.com
Lettings enquiries: lettings@shepherdsharpe.com

Monday – Friday
9am – 5.30pm
Saturday
9am – 5pm

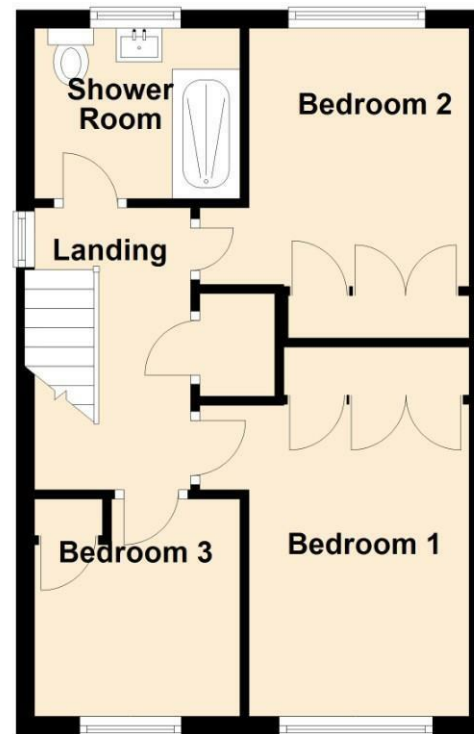
SHEPHERD SHARPE



Ground Floor



First Floor



13 Priory Gardens

Barry CF63 1FH

£299,950

A much improved and modernised three bedroom link detached property, found in a quite cul de sac on the eastern side of Barry close to M4 links, access to Cardiff. Comprises hallway, wc, lounge/dining, kitchen/breakfasting area, integral garage, three bedrooms and shower room. Off road parking, fully landscaped garden. uPVC double glazing, gas central heating, new kitchen, stylish contemporary shower room, replastered ceilings, contemporary decoration, new carpets. Freehold.

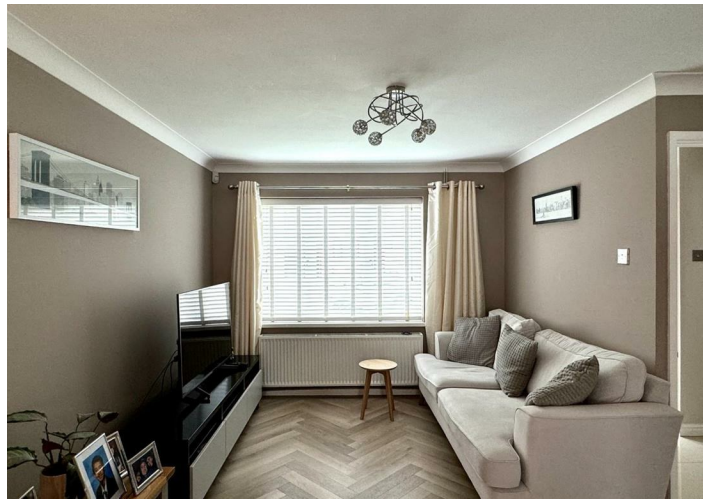
Energy Efficiency Rating	
Current	Potential
71	85

Very energy efficient - lower running costs

(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC



Contemporary composite glazed front door with full height glazed window to one side to hallway.

Hallway

Presented in contemporary style. Large porcelain tiles, radiator, coved ceiling. Doors to ground floor, carpeted staircase first floor.

W.C.

uPVC double glazed window to front. Contemporary twin flush wc, compact wash basin with built-in storage beneath. Mirror with light, chrome radiator, modern downlighting.

Lounge/Dining Room

24'0" x 12'6" (7.34m x 3.83m)

Open plan lounge/dining area. uPVC double glazed window to front, sliding patio doors to rear. Beautifully presented throughout, plastered and redecorated in contemporary style, Karndean type herringbone wooden effect flooring, two radiators, coved ceiling.



Kitchen/Breakfasting

16'4" x 9'0" (5.0m x 2.75m)

A contemporary bright open plan space and pale grey contemporary kitchen, practical peninsula breakfast bar, quartz worktop. Extending through the main part of the kitchen, stainless steel sink with lever mixer tap, contemporary kitchen with pan drawers, base and eye level cupboards. Induction hob, extractor. Door to garage, tiled floor. uPVC double glazed windows and door to rear. Contemporary column radiator, downlighting, space for American style fridge freezer.

First Floor Landing

uPVC double glazed side window. Loft access, new carpet, traditional oak handrail, airing cupboard with shelving. Solid doors to all first floor rooms.



Bedroom 1

10'9" x 7'10" (3.28m x 2.39m)

uPVC double glazed window to front. Carpet, radiator, plastered ceiling and walls, contemporary decoration, new carpet, large built-in wardrobes with three contemporary full height doors.

Bedroom 2

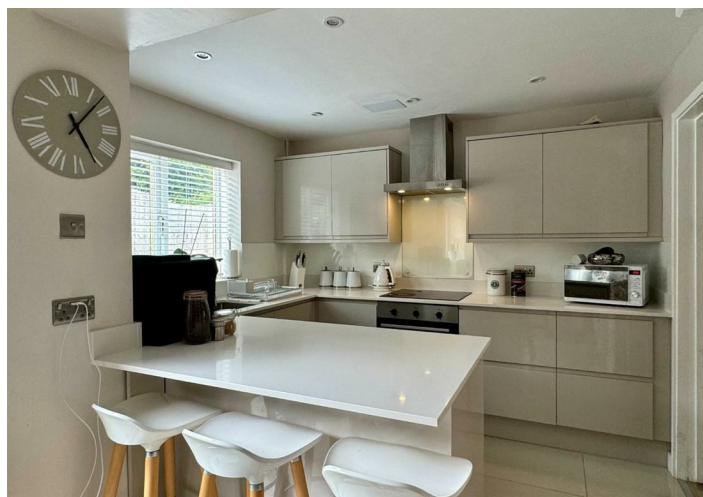
9'1" x 8'2" (2.79m x 2.49m)

A second double bedroom. uPVC double glazed window to rear. Plastered walls, coved ceiling, carpet, radiator, large built-in wardrobes.

Bedroom 3

7'8" x 7'9" (2.35m x 2.37m)

uPVC double glazed window to front. Coved plastered ceiling, contemporary decoration, new carpet, radiator, large built-in wardrobe.



Shower Room

Previously a bathroom now a contemporary shower room. Fully tiled comprising contemporary low profile shower tray with toughened glass shower screen, rainfall shower plus sliding shower attachment, contemporary wash hand basin with integrated countertop, lever mixer tap and built-in storage beneath, close coupled wc. Mirror with lighting, shaver point, extractor. uPVC double glazed window.



Front Garden

Pretty front garden with off road parking, access to garage, herringbone block behaviour driveway, laid to lawn, side access to rear garden.

Garage

8'2" x 16'4" (2.5m x 5.0m)

New composite electric roller shutter door, access to fuse box, combination boiler, plumbing for washing machine, space for tumble dryer.

Rear Garden

Fully landscaped rear garden with side access large stone terrace, plastered and painted retaining wall, stone steps leading up to a raised terrace, feather board fencing to three sides.

Council Tax

Band D £1,976.72 p.a. (24/25)

Post Code

CF63 1FH