



Gadlys Road West, £250,000

- POTENTIAL TO CONVERT LOFT / EXTEND TO REAR *stpp*
- WEST END - CLOSE TO POPULAR SCHOOL CATCHMENT
- LARGER THAN AVERAGE REAR GARDEN - SEA VIEWS
- CLOSE TO LINK ROADS, PUBLIC TRANSPORT ROUTES & SHOPPING FACILITIES



 3  1  1



About the property

Close to local amenities; WEST END, shops, supermarkets, popular school catchments, Romilly Park, Porthkerry Park, coastal walks, Barry Island beaches, public transport routes, easy access to link roads leading to M4 corridor.

Accommodation

Entrance Hall

UPVC glazed door, power points, radiator, tiled flooring, stairs to first floor:-

Pantry

Power points, ideal for storage, potential to convert to W.C.

Living Room

17' 7" x 10' 11" Max (5.36m x 3.33m Max)

T.V. point, power points, radiator, wood effect laminate flooring, window to front and rear.

Kitchen

13' 6" Max x 11' 4" Max (4.11m Max x 3.45m Max)

Matching wall and base units with complimentary wok tops, inset sink and mixer tap, gas hob, oven and cooker hood, space for utilities, power points, window to rear, door to rear garden.



Landing

Fitted cupboard, wall mounted boiler, fitted carpet, power points, radiator, window to rear.

Bedroom One

13' 7" Max x 11' Max (4.14m Max x 3.35m Max)

Fitted carpet, power points, radiator, window to rear *SEA VIEWS* loft hatch.

Bedroom Two

10' 7" x 8' 6" (3.23m x 2.59m)

Fitted carpet, power points, radiator, window to rear *SEA VIEWS*.

Bedroom Three

Power points, radiator, window to front.

Bathroom

W.C, wash hand basin, bath with over head shower, radiator, window to front.

Front Garden

Driveway for multiple vehicles, side access to rear.

Rear Garden

LARGER THAN AVERAGE - POTENTIAL TO EXTEND STPP - Patio, laid to lawn, shrubs, fence, outside tap.

Outbuilding - W.C.

W.C, wash hand basin, vinyl floor.

01446 733224

barry@peteralan.co.uk

Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let