

 5  3  4

Priory Gardens, Barry

£550,000

 **peter
alan**

01446 733224
barry@peteralan.co.uk



About the property

5 BEDROOM DETACHED HOUSE - EXTENDED TO SIDE AND REAR - LARGER THAN AVERAGE PLOT - MULTIPLE RECEPTION ROOMS.

Ideally located close to local amenities; parks, shops, popular school catchments, and with excellent access to major roads and public transport links leading to M4 corridor.

Comprising of entrance hallway, cloakroom, living room, kitchen/ diner, additional reception room (extended to rear), half converted garage, additional reception room to half converted garage, extension to side housing shower room, bedroom 5/ reception room, store room, first floor landing, bedroom one, en suite to master bedrooms, bedroom two, bedroom three, bedroom four, family bathroom, larger than average rear garden, summer house with lighting and electric, hot tub to remain, recently resined driveway to front for multiple vehicles.

Accommodation

Hallway

Cloakroom

W.C., wash hand basin, tiled areas, radiator, window to front.

Living Room

17' 8" x 12' 4" (5.38m x 3.76m)
T.V. point, power points, radiator, window to front.

Kitchen/ Diner

28' 2" max x 11' 9" max (8.59m max x 3.58m max)
Matching wall and base units with complimentary work tops, inset sink, drainer and mixer tap, hard-wired Range Cooker to remain, power points, radiator, fitted storage under stairs, open plan to *Extended Reception Room*. *POTNETIAL TO EXTEND TO ABOVE KITCHEN - FOUNDATIONS BUILT FOR EXTENTION*

Reception Room

16' 10" x 10' 9" (5.13m x 3.28m)
Power points, radiator, windows and doors to rear garden.

Reception Room

17' 1" max x 8' 8" max (5.21m max x 2.64m max)
Half Converted Garage Fitted work top with inset sink, drain and mixer tap, space for utilities, power points, window to front.

Single Garage

17' 5" x 8' 10" (5.31m x 2.69m)
Integral fire door, pull up and over door to front, power points.





Inner Hallway

Leading to Store Room, Shower Room and Bedroom/ Reception Room.

Store Room

6' 11" x 5' 7" (2.11m x 1.70m)

Shower Room

W.C., wash hand basin, shower room, tiled areas, radiator.

Bedroom/ Reception Room

10' 2" x 8' 4" (3.10m x 2.54m)

Power points, radiator, windows and doors to rear garden.

Landing

Fitted carpet, power points, radiator, fitted cupbaord.
POTNETIAL TO EXTEND TO THE SIDE OVER KITCHEN - FOUNDATIONS BUILT FOR EXTENTION



Bedroom One

12' 9" x 10' 4" plus wardrobes (3.89m x 3.15m plus wardrobes)

Fitted wardrobes, carpet, power points, radiator, window to front.

En Suite

W.C., wash hand basin, shower, tiled areas, radiator, window to side.

Bedroom Two

9' 3" x 7' 7" (2.82m x 2.31m)

Fitted carpet, power points, radiator, window to side.

Bedroom Three

10' 2" x 8' 6" plus cupboard housing pipes (3.10m x 2.59m plus cupboard housing pipes)

Fitted carpet, power points, radiator, plus cupboard housing pipes for shower, window to rear.



Bedroom Four

9' 6" x 8' 6" (2.90m x 2.59m)

Fitted carpet, power points, radiator, window to front.

Bathroom

W.C., wash hand basin, bath, pannelled walls, radiator, window to side.

To The Front

Recently renewed resin driveway for multiple vehciles. Side access to rear.

To The Rear

Larger than average plot. Patio areas, resin patio area, laid to lawn, inset pond to rear, multiple mature trees and shrubbery boundary, outside power points, outside water tap, Summer House to remain with power and lighting, Hot Tub to remain, enclosed with fencing to our boundary.





01446 733224

barry@peteralan.co.uk



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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 mortgages are not regulated.

