

**7 Coed-Y-Capel, Highlight Park
Barry
CF62 8AF**

Porch
Entered via a glazed composite door. Window. Door leading into:

Lounge 17'0" x 12'6"
A generous sized room with window to front. Open plan stairwell. Two radiators. Coved ceiling. Door leading into:



Bedroom One 12'6" x 8'10"
A good sized double bedrooms with pleasant views to front. Radiator. Fitted wardrobes. Coved ceiling



Bedroom Two 12'6" x 8'10"
Double sized bedroom. Cove ceiling. Radiator. Window to rear



Shower Room W.C.
Tiled with suite comprising of low level W.C. Pedestal wash hand basin. Tiled & glazed cubicle incorporating mains fed mixer shower. Radiator. Linen cupboard. Window



Front Garden
Stone based area. Steps leading up to property, Hardstand offering off road parking. Mature Shrubs.

Rear Garden
A good sized garden with stone based area and lawn. Various shrubs. Timber fencing & block built walls to boundary.



Garage
Up & over door. Pedestrian door to rear.

FIXTURES AND FITTINGS
Only those items specifically mentioned in these sales particulars are included within the sale price, any other item being expressly excluded from the sale. Hoskins Morgan have NOT tested any apparatus, equipment, fixtures and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

PROPERTY MISDESCRIPTIONS ACT 1991:
These particulars have been prepared with care and approved by the vendors (wherever possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Hoskins Morgan branch for advice or confirmation on any points.

TENURE
The vendors advise the property to be Freehold. Hoskins Morgan would stress that they have NOT checked the legal documents to verify the status of the property, and the buyer is advised to obtain verification from their solicitor or surveyor.

VIEWING
Strictly by prior telephone appointment direct with the agents - telephone 02920 553056. Open 6 days a week. Opening Hours: Monday - Friday 9.00am - 5.30pm, Saturdays 9.00am - 4.00pm.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		73
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

First Floor Landing
Doors off leading to two bedrooms and shower room W.C. Loft space.



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Situated At This Popular Location Can Be Found This Decent Sized Semi Detached House With Garage. Accommodation Briefly Comprises Of Entrance Porch, Lounge, Kitchen, Two Double Bedrooms & Tiled Shower Room W.C. Gas Central Heating With Combination Boiler. Solar Panels. Gardens To Front & Rear. Decoration Required Hence Sensible Asking Price. Vacant