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7 White Farm, Barry CF62 9EU £385,000 Freehold

4 BEDS | 2 BATH | 1 RECEPT | EPC RATING C

A well presented four bedroom detached home placed on the popular White Farm Development off Colcot Road to the North of Barry and situated in a quiet none through road, positioned on a larger than average plot (Potential to extend subject to planning permissions). The property was built in 2014 by Persimmon and is close to Local schools, bus links, Barry Hospital and Barry Link Road leading to Cardiff/M4 are all close by. Briefly comprising; entrance hallway, cloakroom/w.c., living room with French doors leading to the rear garden with partial channel views, a modern fitted kitchen with integrated appliances, and ample room for dining furniture, a utility room. To the first floor, four bedrooms (master with en-suite shower room) and a family bathroom. To the front, a tandem driveway leading to a garage. Side access. To the rear a landscaped garden with raised patio area leading from the living room. A further lower terraced area providing additional areas for seating with laid slate tiles, a further area with raised decking and laid Astro Turfed lawn and established shrubbery. The property benefits from UPVC double glazing and gas central heating via combination boiler. An ideal family home in a popular location.



FRONT

Front garden with establish shrubbery. Laid lawn. Paved pathway leading to a composite front door. Drive driveway with side access to rear and access to garage. Visitor parking available.

Entrance Hallway

6'08 x 15'11 (2.03m x 4.85m)

Smoothly plastered ceiling with inset light's. Smoothly plastered walls - part panelled. Karndeian flooring. Wall mounted radiator. UPVC double glazed window to front elevation. UPVC fitted carpet staircase rising to the first floor. Wooden doors leading to the living room, kitchen / dining room, and WC cloakroom. Access to under stairs storage.

Living Room

11'06 x 21'03 (3.51m x 6.48m)

Smoothly plastered ceiling with coving. Smoothly plastered walls - part papered. Fitted carpet flooring. Wall mounted radiator's. UPVC double glazed window to front elevation. UPVC double glazed French doors leading out to the rear garden via a laid patio area. Wooden door leading through to the entrance hallway.

Kitchen / Dining Room

8'06 x 21'03 (2.59m x 6.48m)

Smoothly plastered ceiling. Smoothly plastered walls. Continuation of Karndeian flooring. Wall mounted radiator. UPVC double glazed window's to the front and rear elevations. A modern fitted kitchen comprising of wall and base units. Wood laminate worktop's and up stands. Integrated induction Hob, integrated double oven. Integrated fridge and freezer, integrated dishwasher. Stainless steel sink with mixer tap. The area provides ample room for dining furniture. Wooden door leading through to the entrance hallway. Through opening to the utility room.

Utility Room

4'11 x 6'09 (1.50m x 2.06m)

Smoothly plastered ceiling with vent extractor. Smoothly plastered walls. Continuation of Karndeian flooring. Wall mounted radiator's. Wall mounted units. Wood laminate worktop's and up stand's. Space for washing machine, space for tumble dryer. Wall mounted combination boiler. UPVC double glazed door with obscured glass leading to rear garden. Through opening to kitchen.

W.C Cloakroom

3'01 x 5'08 (0.94m x 1.73m)

Smoothly plastered ceiling with vent extractor. Smoothly plastered walls. Karndeian flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the front elevation. Close coupled toilet. Pedestal wash hand basin. Ceramic tiled splashback's. Wooden door leading to the entrance hallway.

FIRST FLOOR

First Floor Landing

10'00 x 10'01 (3.05m x 3.07m)

Smoothly plastered ceiling with loft access. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. Fitted carpet staircase rising from the ground floor. Wooden doors leading to bedrooms one, two, three and bedroom four. A further wooden door leading to the family bathroom. Access to storage.

Bedroom One

11'08 x 11'10 (3.56m x 3.61m)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation with partial channel views. Wooden door leading to an en-suite shower room. Built-in storage. Wooden door leading to the first floor landing.

En-Suite

4'11 x 6'08 (1.50m x 2.03m)

Smoothly plastered ceiling vent extractor. Smoothly plastered walls. Karndeian flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the rear elevation. Pedestal wash hand basin. Close coupled toilet. Shower with thermostatically controlled shower overhead. Wooden door leading to the master bedroom.

Bedroom Two

8'07 x 12'01 (2.62m x 3.68m)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation with partial channel views. Wooden door leading to the first floor landing.

Bedroom Three

8'04 x 9'00 (2.54m x 2.74m)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wooden door leading to the first floor landing.

Bedroom Four

8'07 x 8'10 (2.62m x 2.69m)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wooden door leading out to the first floor landing.

Family Bathroom

5'07 x 6'08 (1.70m x 2.03m)

Smoothly plastered ceiling with vent extractor. Smoothly plastered walls. Karndeian flooring. Porcelain tiled splashback's. Wall mounted radiator. UPVC double glazed window with obscured glass to front elevation. Pedestal wash hand basin, bath with electric shower overhead. Close coupled toilet. Wooden door leading out to the first floor landing.

REAR

A larger than average landscaped garden, with a laid sandstone paved patio area Steps leading down to a raised decked area. Laid decorative chippings to the borders and established shrubbery. Further slate tiled steps leading down to a lower terraced area providing an additional seating area surrounded by feather edged fencing and established shrubbery. Laid Astroturf lawn surrounded by further established shrubbery. Side access to drive and access to garage. UPVC double glazed French doors leading to the living room.

GARAGE

10'04 x 20'01 (3.15m x 6.12m)

Up and over garage door. Light and power.

COUNCIL TAX

Council tax band E

DISCLAIMER

The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with the owner/seller of the property. If there is any point which is particularly important, please ask. Whilst given in good faith they should not be construed as statements of fact and are provided for guidance only, they do not constitute any part of an offer or contract. 2. When considering making an offer on this property it is advisable to double check all measurements and point of particular importance to you. 3. All measurements and details of location are approximate only. 4. The photographs show only certain parts and aspects of the property at the time they were taken. 5. Buyers are advised to contact a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition. 6. Anyone wishing to view the property must provide their name, address and telephone number to safeguard the well being of owner/seller and staff.

MORTGAGE ADVICE

Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

PROCEEDS OF CRIME ACT 2002

Nina Estate Agents are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

TENURE

We have been advised that the property is Freehold. You are advised to check these details with your solicitor as part of the conveyancing process.



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