



## 40 Court Road, Barry CF63 4EU Chain Free £265,000 Freehold

4 BEDS | 3 BATH | 3 RECEPT | EPC RATING E

**\*\*NO CHAIN\*\*** A spacious end of terrace four bedroom traditional property with further attic hobby area, offering generous living accommodation throughout. Viewing is highly recommended to appreciate. Conveniently situated within Barry Town Centre, close to shops, schools and public transport links.

Briefly comprising; entrance porch, hallway, living area, dining room, sitting room, shower room and kitchen. To the first floor; four bedrooms and a family shower room. Further stairs rising to attic hobby area with en-suite. To the front a fore courted front garden with traditional tiles. To the rear an enclosed level garden and side garden with lane access. Benefiting from UPVC double glazing throughout and gas central heating.



## FRONT

Fore court area with brick built walls and wrought iron fencing. Tiled patio and traditional style tiled pathway leading to a composite double glazed front door. Side access to the rear garden.

## STORM PORCH

Coving to ceiling, timber panelling to walls. Tiled flooring. Door opening to hallway.

## HALLWAY

Papered ceiling with coving and corbels, papered walls, tiled flooring. Radiator. Fitted carpet stairs with traditional stair case rising to the first floor. Doors to living room and dining area.

## LIVING ROOM

14'2 x 13'1 (4.32m x 3.99m)

Papered ceiling, coving and papered walls. Laminate flooring. UPVC bay fronted windows. Radiator. Feature fireplace.

## DINING AREA

17'5 x 10'7 (5.31m x 3.23m)

Papered ceiling, coving, papered walls with timber panelling. Laminate flooring. UPVC double glazed window to the side aspect. Door to kitchen. Doorway to rear lobby. Radiator.

## REAR LOBBY

Papered ceiling, plastered walls, fitted carpet flooring. UPVC double glazed opaque glass window to the side aspect. Doors to sitting room and shower room.

## SITTING ROOM

12'4 x 10'2 (3.76m x 3.10m)

Plastered ceiling, plastered walls, laminate flooring. UPVC double glazed window to the side aspect. Radiator.

## SHOWER ROOM

6'1 x 3'11 (1.85m x 1.19m)

Plastered ceiling with spotlighting and extractor fan. Tiled walls and flooring. Shower cubicle with mains operated shower over. Close coupled toilet. Vanity wash hand basin. Radiator.

## KITCHEN

11'1 x 10'0 (3.38m x 3.05m)

Papered ceiling, papered walls with ceramic tiles. Tiled flooring. UPVC double glazed windows and door to the rear aspect. Kitchen comprises of wall units, base units and laminate work surfaces. Fitted electric oven, gas hob and extractor over head. Plumbing for washing machine. Space for fridge/freezer.

## FIRST FLOOR

## LANDING

Split level landing. Papered ceiling and walls. Fitted carpet flooring. Doors to bedrooms and family shower room. Further stairs rising to attic hobby area.

## BEDROOM ONE

16'8 x 14'6 (5.08m x 4.42m)

Papered ceiling with coving, papered walls, laminate flooring. UPVC double glazed windows overlooking the front aspect. Radiator. Fitted storage cupboard.

## BEDROOM TWO

11'10 x 10'6 (3.61m x 3.20m)

Papered ceiling with coving, papered walls, laminate flooring. UPVC double glazed window overlooking the rear aspect. Fitted storage cupboards. Radiator.

## BEDROOM THREE

10'5 x 10'1 (3.18m x 3.07m)

Papered ceiling with coving, papered walls, laminate flooring. UPVC double glazed window overlooking the rear aspect. Fitted storage cupboards. Radiator.

## BEDROOM FOUR

9'0 x 7'2 (2.74m x 2.18m)

Papered ceiling with coving, papered walls, laminate flooring. UPVC double glazed window to the side aspect. Combination boiler wall mounted and enclosed. Radiator.

## FAMILY SHOWER ROOM

7'2 x 4'10 (2.18m x 1.47m)

Plastered ceiling with inset spotlights. Tiled walls and flooring. UPVC double glazed window to the side aspect. Double shower cubicle with electric shower over. Vanity wash hand basin. Radiator. Close coupled toilet.

## LOFT HOBBY ROOM

16'6 x 12'5 (5.03m x 3.78m)

Plastered ceiling with Velux double glazed windows. Plastered walls. Laminate flooring. Fitted wardrobes. Door to en-suite shower.

## EN-SUITE

8'1 x 3'3 (2.46m x 0.99m)

Plastered ceiling with Velux window. Tiled walls. Shower cubicle with electric shower over. Close coupled toilet. Vanity wash hand basin. Radiator.

## REAR GARDEN

A level and enclosed rear garden with stone walls surrounding. Stone chippings and laid to lawn. Space for garden storage shed. Gate leading to lane access. Side access to the front aspect.

## COUNCIL TAX

Council tax band D.

## 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.

## PHOTOGRAPH DISCLAIMER

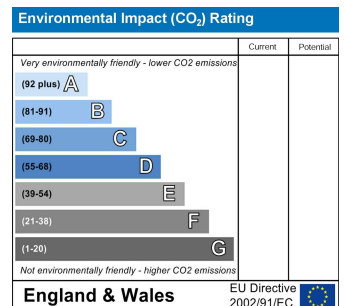
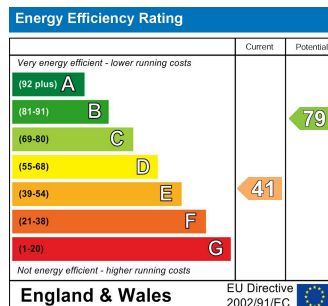
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## PROCEEDS OF CRIME ACT 2002

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## 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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