



13 Philadelphia Close, Barry CF63 2AQ £270,000 Freehold

3 BEDS | 1 BATH | 2 RECEPT | EPC RATING D

A Beautifully presented three bed roomed semi detached dwelling, ideally placed near Cardiff and the M4. More than ample scope to extend to the side & rear (subject to the usual planning consent).

Briefly comprising, entrance porch, entrance hallway, living room, dining room with French doors leading to the rear garden, through opening to a fitted kitchen. To the first floor, three bedrooms and a family bathroom.

To the front, driveway providing ample parking with side access to the rear and access to a garage. To the rear, a level laid to lawn garden with patio area. Planted established shrubbery surrounding.

Benefiting from gas central heating and UPVC double glazing installed in 2022 throughout.



FRONT

Spacious driveway, with laid paved patio area. Laid decorative chippings. Side access to rear. Access to garage. Feather edged fencing. Composite front door leading to the entrance porch. (Skip currently placed on driveway is due to be removed).

Entrance Porch

5'05 x 6'01 (1.65m x 1.85m)

Textured ceiling, revealed brick walls. Wood block flooring. Wall mounted radiator. UPVC double glazed windows with obscured glass to the front and side elevations. Composite front door with obscured glass insert. Wood framed glass insert door leading to the entrance hallway.

Entrance Hallway

6'02 x 13'02 (1.88m x 4.01m)

Textured ceilings, smoothly plastered walls. Wood flooring. Wall mounted radiator. Fitted carpet staircase rising to the first floor. Wood panelled door leading to the living room. Wood framed door with glass inserts leading from the entrance porch.

Living Room

11'08 x 14'07 (3.56m x 4.45m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Continuation of wood flooring. UPVC double glazed window to the front elevation. Through opening to the dining room. Wood panelled door leading through to the entrance hallway. Media wall and integrated feature fire.

Dining Room

8'07 x 11'07 (2.62m x 3.53m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Continuation of wood flooring. Wall mounted radiator. UPVC double glazed French doors leading out to the rear garden. Through opening to the kitchen. Through opening to living room.

Kitchen

9'11 x 11'07 (3.02m x 3.53m)

Smoothly plastered ceiling, porcelain tiled walls - part plastered. Ceramic tiled flooring. UPVC double glazed windows to the side and rear elevation. UPVC double glazed patio door leading to the rear garden. Fitted kitchen, comprising of wall and base units. Solid oak worktops. Stainless steel sink. Integrated four ring gas hob, integrated oven and microwave. Space for washing machine. Space for fridge / freezer, Space for dishwasher. Wall mounted boiler.

FIRST FLOOR

First Floor Landing

7'07 x 9'10 (2.31m x 3.00m)

Textured ceiling with loft access, smoothly plastered walls. Fitted carpet flooring. UPVC double glazed window to the side elevation. Fitted carpet staircase rising from the ground floor. Wood panelled doors leading to bedrooms one, two and bedroom three. Further wood panelled door leading to the family bathroom. Access to airing cupboard.

Bedroom One

10'01 x 14'09 (3.07m x 4.50m)

Textured ceiling with coving, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. Decorative panelling. UPVC double glazed window to the front elevation. Wood panelled door leading to the first floor landing.

Bedroom Two

10'03 x 12'04 (3.12m x 3.76m)

Textured ceiling with coving, smoothly plastered walls with decorative wall panelling. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wood panelled door leading through to the first floor landing.

Bedroom Three

7'08 x 9'08 (2.34m x 2.95m)

Textured ceiling with coving, smoothly plastered walls - part decorative panelling. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Bespoke built-in wardrobes. Wood panelled door leading through to the first floor landing.

Family Bathroom

7'02 x 7'03 (2.18m x 2.21m)

Textured ceiling with inset lights, smoothly plastered walls, porcelain tiled splashback's. Part PVC panelled. Wood laminated flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the rear elevation. Pedestal wash hand basin, close coupled toilet, bath with electric powered shower overhead. Bespoke built-in storage. Wood panelled door leading to the first floor landing.

REAR

Enclosed rear garden with side access to the front and access to garage. Laid to lawn. Paved pathway. laid decorative slate chippings. Raised flower beds. Planted established shrubbery. UPVC double glazed French doors leading to the dining room. UPVC double glazed patio door leading to the kitchen.

COUNCIL TAX

Council tax band C

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

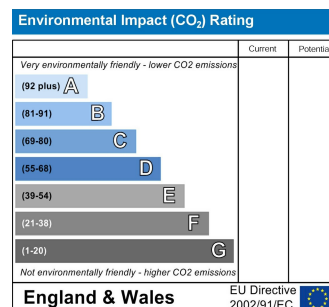
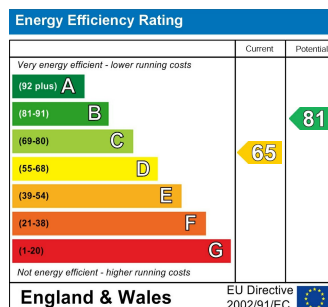
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PROCEEDS OF CRIME ACT 2002

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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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