



2 Hardy Close, Barry CF62 9HJ £320,000 Freehold

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

A well presented, detached dwelling situated on a larger than average plot. Placed in a popular area, off the link road providing links to M4/Cardiff.

The property briefly comprises to the ground floor:- w.c. cloakroom, fitted kitchen to the front, living/dining room with patio doors opening onto the rear garden, a converted garage providing an additional reception room or as currently being used as bedroom five. To the first floor; four bedrooms with master en-suite and a family bathroom.

To the front a driveway providing ample parking. Laid sandstone chippings, planted established shrubbery. To the rear, laid to lawn, and planted established shrubbery. Patio area leading from the living room and decked areas with far reaching sea views.

Benefiting from a combination boiler and UPVC double glazing throughout.

Viewing advised.



FRONT

Situated on a corner plot. Driveway. Laid sandstone chippings. Planted established shrubbery. Gated side access to rear. Pathway leading to a UPVC double glazed front door.

Entrance Hallway

5'10" x 17'01" (1.78m x 5.21m)

Textured ceiling with Coving. Feature wallpaper and smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the side elevation. Wooden doors to W.C. Cloakroom, living/dining room and kitchen. Through opening to inner hallway leading to additional reception room or bedroom five. Open under-stairs storage. Stairs rising to the first floor.

W.C Cloakroom

5'07" max x 2'08" max (1.70m max x 0.81m max)

Textured ceiling with Coving. Smoothly plastered walls. Vinyl Flooring. Wall mounted radiator. UPVC double glazed opaque glass window to the front. Close coupled cistern WC. Vanity unit wash-hand basin.

Living/Dining Room

23'0" max x 10'09" max (7.01m max x 3.28m max)

Textured ceiling with Coving. Smoothly plastered walls and feature wall-paper. Fitted carpet to living area and wood laminate flooring to the dining area. Wall mounted radiator. UPVC double glazed windows and patio doors to the rear elevation. Electric fire with surround.

Kitchen

12'05" max x 7'10" max (3.78m max x 2.39m max)

Smoothly plastered spotlighted ceiling. Smoothly plastered walls. Tiled to splash-back areas. Ceramic tiled flooring. Wall mounted radiator. UPVC double glazed window to the front. Wall mounted combination boiler. Fitted kitchen comprising of eye level and base units with drawers and work surfaces over. Integrated electric oven and gas hob with extractor over. Breakfast bar. Space for fridge freezer, dishwasher and washing machine. UPVC double glazed opaque glass door to the side elevation.

Reception Room / Bedroom Five

8'03" x 13'08" (2.51m x 4.17m)

(Converted Garage) Smoothly plastered ceiling with coving. Smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the front elevation.

FIRST FLOOR

First Floor Landing

6'10" x 9'05" (2.08m x 2.87m)

Textured ceiling with Coving. Attic hatch. Smoothly plastered walls. Fitted carpet flooring. Wooden Doors opening into four bedrooms, family bathroom and airing cupboard. Fitted carpet staircase leading to the ground floor.

Bedroom One

12'11" max x 8'11" max (3.94m max x 2.72m max)

Textured ceiling with coving. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wooden door leading into an en-suite.

En Suite

8'07" max x 2'11" max (2.62m max x 0.89m max)

Textured ceiling with coving. Smoothly plastered walls. Tiled to splash-back areas. Ceramic tiled flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the side elevation. Shower cubicle with thermostatically controlled shower overhead. Close coupled cistern WC. Pedestal wash-hand basin.

Bedroom Two

10'03" max x 8'06" max (3.12m max x 2.59m max)

Textured ceiling with coving. Smoothly plastered walls. Walls mounted radiator. UPVC double glazed window to the front elevation. White laminate flooring. Built in wardrobes.

Bedroom Three

6'05" max x 12'01" max (1.96m max x 3.68m max)

Textured ceiling with coving. Smoothly plastered walls. Fitted carpet flooring. Wood laminate flooring. Wall mounted radiator. UPVC double glazed windows to the rear elevation.

Bedroom Four

10'11" max x 6'05" max (3.33m max x 1.96m max)

Textured ceiling with coving. Smoothly plastered walls. Double built in wardrobes. White laminate flooring. Wall mounted radiator. UPVC double glazed window to the front elevation.

Family Bathroom

7'09" max x 6'07" max (2.36m max x 2.01m max)

Tongue and groove ceiling. Ceramic tiled to splash-back areas. Tongue and groove walls to the remainder. Ceramic tiled flooring. Wall mounted towel rail. UPVC double glazed window with obscured glass to the side elevation. P-shaped bath with thermostatically controlled shower overhead.

REAR

Fully enclosed rear garden with side access. Patio areas to the rear and side. Laid lawn. Fully decked to the rear length of the garden. Mature plants and shrubs. Far reaching sea views.

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

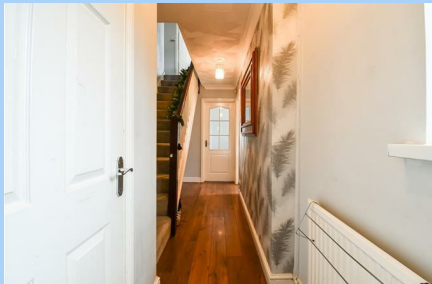
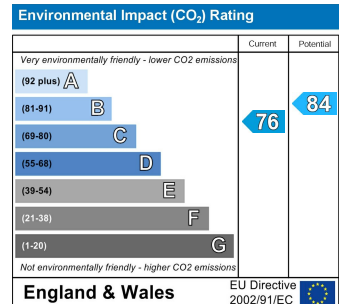
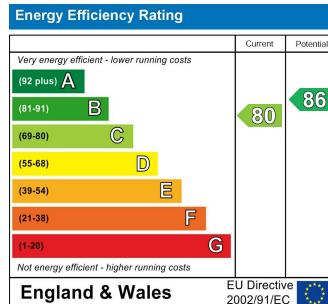
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PROCEEDS OF CRIME ACT 2002

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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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