



71 Coldbrook Road East, Barry

Barry

Guide Price £220,000



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Barry, Barry

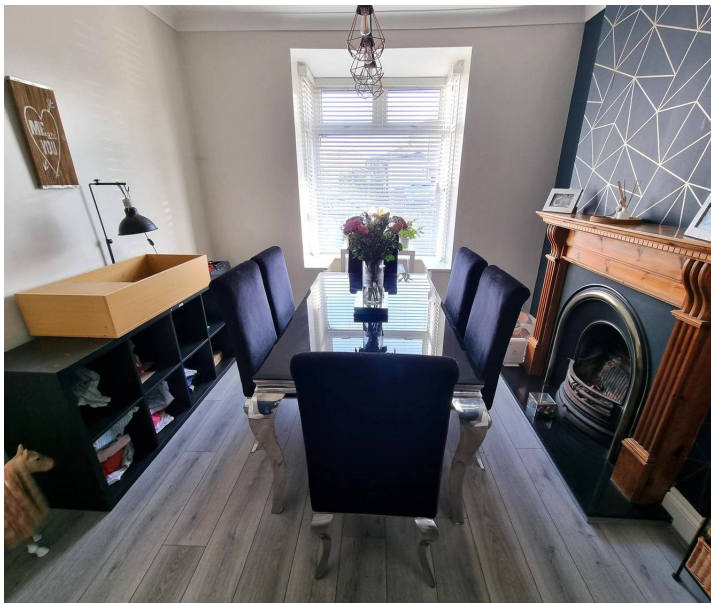
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- THREE DOUBLE BEDROOMS
- WELL PRESENTED THROUGHOUT
- IDEAL FAMILY HOME
- BAY FRONTED
- ENCLOSED REAR GARDEN
- DOUBLE GLAZED
- GAS CENTRAL HEATING
- CLOSE TO AMENITIES
- CLOSE TO PUBLIC TRANSPORT
- NO ONGOING CHAIN





Hallway

Fitted carpet, radiator. Staircase rising to first floor, Fitted carpet, spindled balustrade.

Dining room

12' 1" x 10' 0" (3.68m x 3.05m)

Wood effect laminate flooring. Feature open fireplace with wooden surround. Bay window to front with slatted blinds. Open plan into lounge.

Lounge

15' 2" x 10' 8" (4.62m x 3.25m)

Continuation of flooring. Window to rear. Radiator. Feature fireplace. Door into :-

Kitchen/Breakfast Room

16' 6" x 9' 4" (5.03m x 2.85m)

Wood effect laminate flooring. A range of base and eye level units with complementing work surfaces and matching breakfast bar. Inset sink with mixer tap over. Built in oven and hob with extractor fan over. Integrated dishwasher. Spaces for fridge freezer and washing machine. Tiling to splash backs. Two Windows to side. Door into :-

Rear Lobby

Continuation of flooring. Half glazed door giving access to the rear garden. Radiator. Further door into :-

Bathroom

10' 11" x 9' 7" (3.33m x 2.92m)

Vinyl flooring. A four piece suite in white comprising of close coupled WC, wash hand basin inset into a vanity unit, a ball and claw footed roll top bath and a double shower cubicle with a rain shower over, fully tiled splash back. Half panelled wall. Old school styled radiator /heated towel rail. Obscure window to rear. Cupboard housing a wall mounted combination boiler. Flat plastered ceiling with recessed lighting.

Landing

Fitted carpet, spindled balustrade. Coved and textured ceiling with loft access. Doors into :-



GARDEN

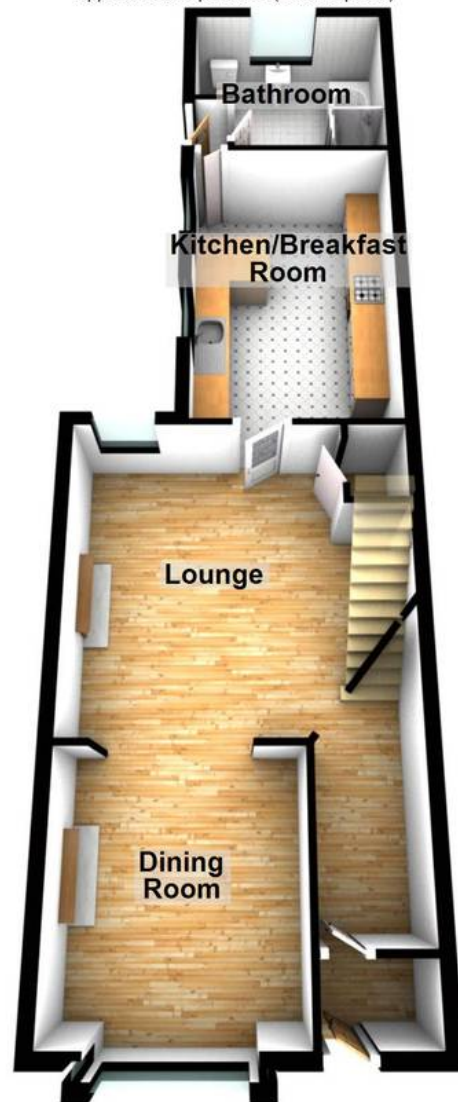
An enclosed garden that is low maintenance. A combination of paved patio and artificial lawn. Shingled borders. Gate giving rear lane access.





Ground Floor

Approx. 55.5 sq. metres (597.8 sq. feet)



First Floor

Approx. 40.2 sq. metres (432.6 sq. feet)



Total area: approx. 95.7 sq. metres (1030.3 sq. feet)



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