4 Cook Road, Barry

Barry

Offers in Region of **£375,000**

4 Cook Road

Barry, Barry

Beautifully presented 4-bed detached home with flexible living, modern kitchen, large gardens, off-road parking, stunning Bristol Channel views, and optional fifth bedroom or office.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- SHOWHOME PRESENTATION
- DETACHED FAMILY ROOM
- EXTENDED TO REAR WITH BI-FOLDING DOORS
- FOUR/FIVE BEDROOMS
- A GOOD SIZED GARDEN
- OPEN PLANNED KITCHEN/FAMILY AREA, IDEAL FOR HOSTING FAMILY/FRIENDS
- OPEN ASPECT TO REAR
- CHANNEL VIEWS
- OFF ROAD PARKING
- VIRTUAL TOUR AVAILABLE

Hallway
Mosaic Tiled flooring. Black vertical designer radiator. Staircase rising to first floor with fitted carpet. Flat plastered walls. Coved and textured ceiling. Doors leading into lounge and home office/bedroom five.

Home/office/Bedroom five
12' 10" x 7' 4" (3.90m x 2.23m)
Wood effect laminate flooring. Black vertical designer radiator. Flat plastered walls. Window to the front and electric point.

Lounge
14' 1" x 13' 0" (4.28m x 3.95m)
Fitted carpet. Box bay window to the front. Black vertical designer radiator. Electric point. Flat plastered walls. Coved and textured ceiling. Access to kitchen via open plan.

Kitchen/Breakfast/ Family area
24' 8" x 17' 4" (7.52m x 5.29m)
Porcelain ceramic tiled flooring. A range of REN base and eye level units with complementing work surfaces Including integrated features. Blanco Inset sink with extendable tap over. Built in Bosch oven and induction hob with Fabre extractor fan. Dishwasher. Spaces for american fridge, freezer and breakfast table. Black vertical designer radiator .Bifold doors leading to garden. Modern grey framed window to rear. Under stairs storage cupboard with plumbing for utilities.

Landing
Fitted carpet flooring. Black vertical designer radiator. Flat plastered walls. Coved and textured ceiling. Access to all rooms upstairs. Airing cupboard with Worcester boiler. Electric Point.

Bedroom One
15' 2" x 13' 7" (4.63m x 4.13m)
Fitted carpet flooring. Black vertical designer radiator. Two windows to the front with fitted blinds. Flat plastered walls. Coved and flat plastered ceiling.

En-Suite
7' 3" x 5' 5" (2.22m x 1.64m)

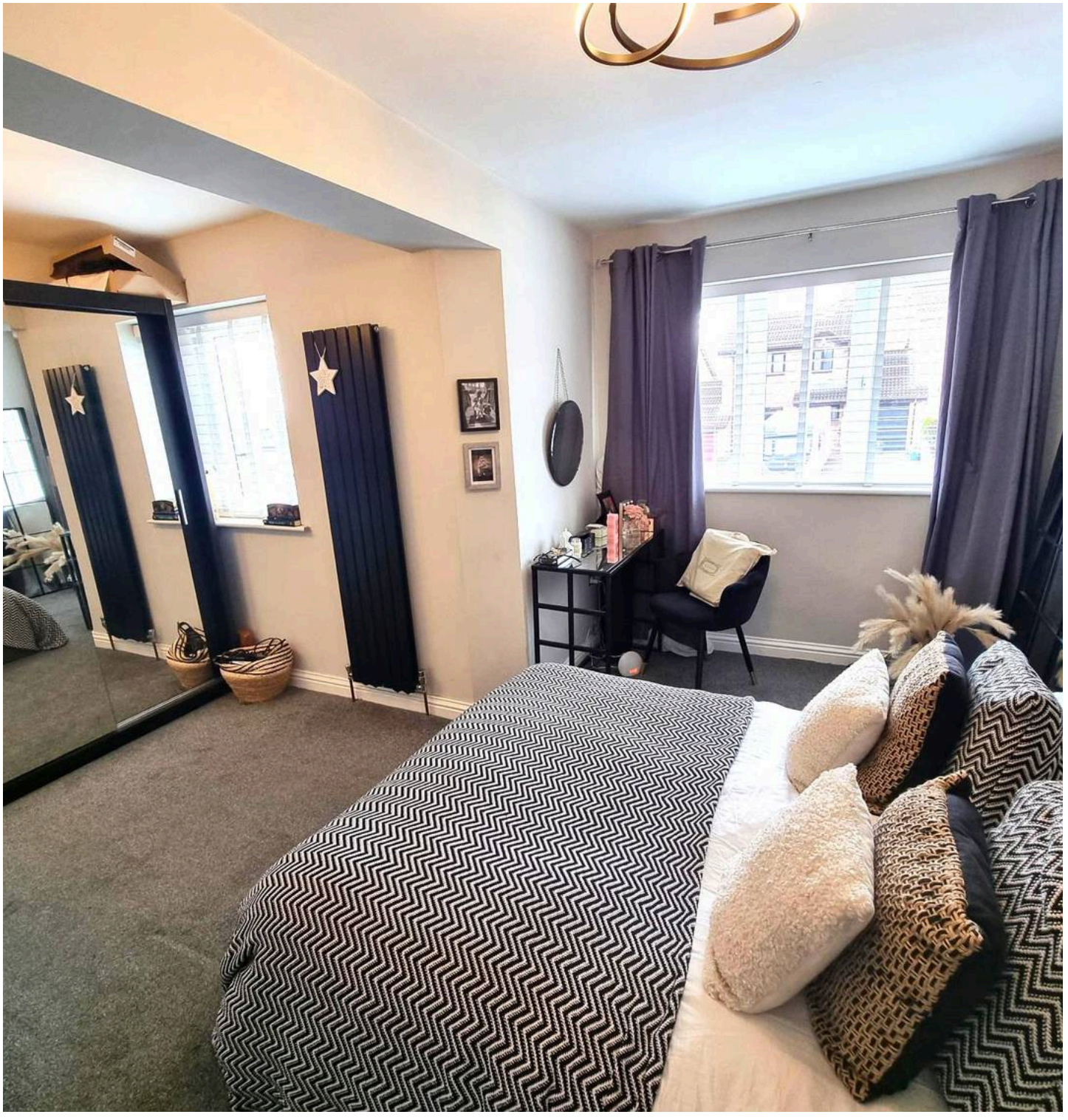
GARDEN

The front of the property is mainly laid to lawn and has off road parking. An enclosed rear garden which is mainly laid to lawn. Raised paved patio area. gate giving side access. Open aspect to the rear so that it is not overlooked. Positioned on a good sized plot with far reaching views across the Bristol channel from its elevated patio area.

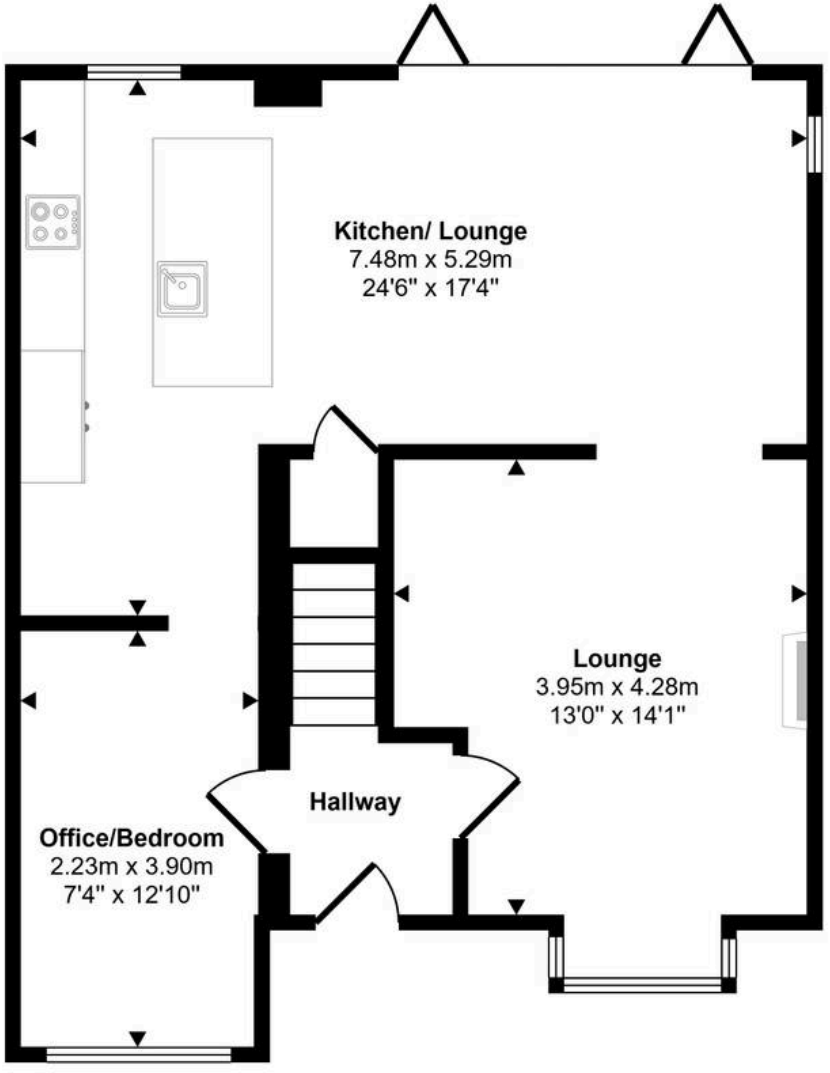
OFF STREET

2 Parking Spaces

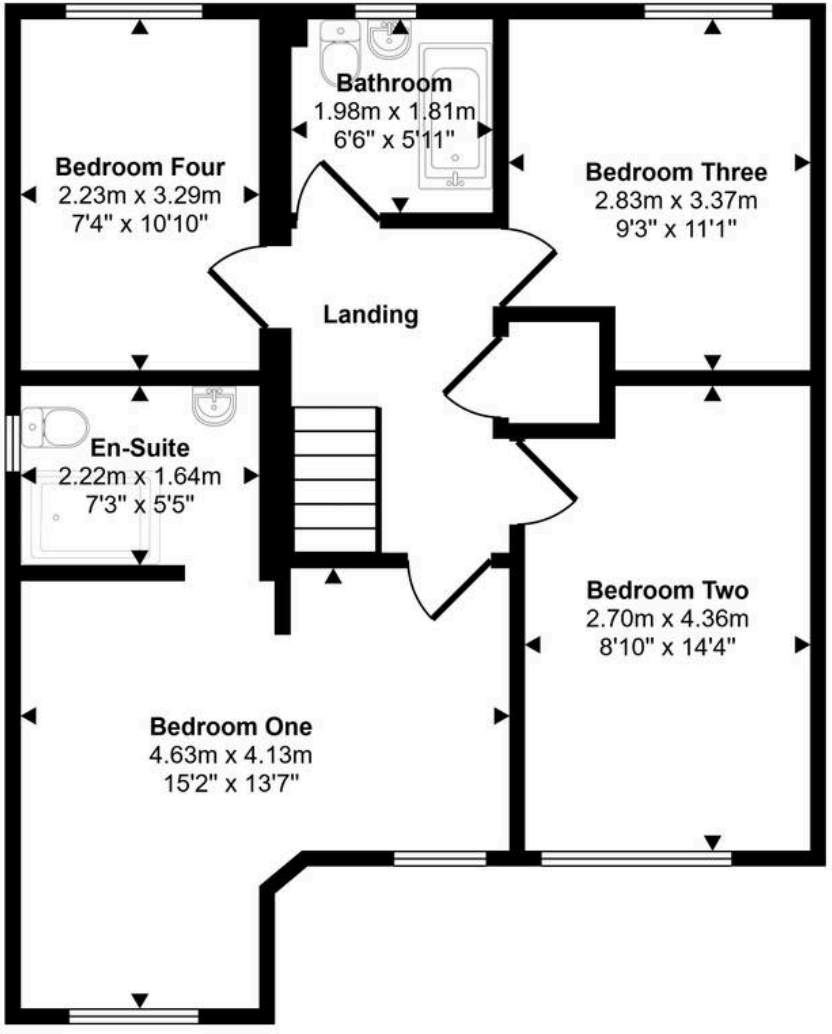
The property has a drive suitable for two cars, located at the front of the property.



Approx Gross Internal Area
125 sq m / 1345 sq ft

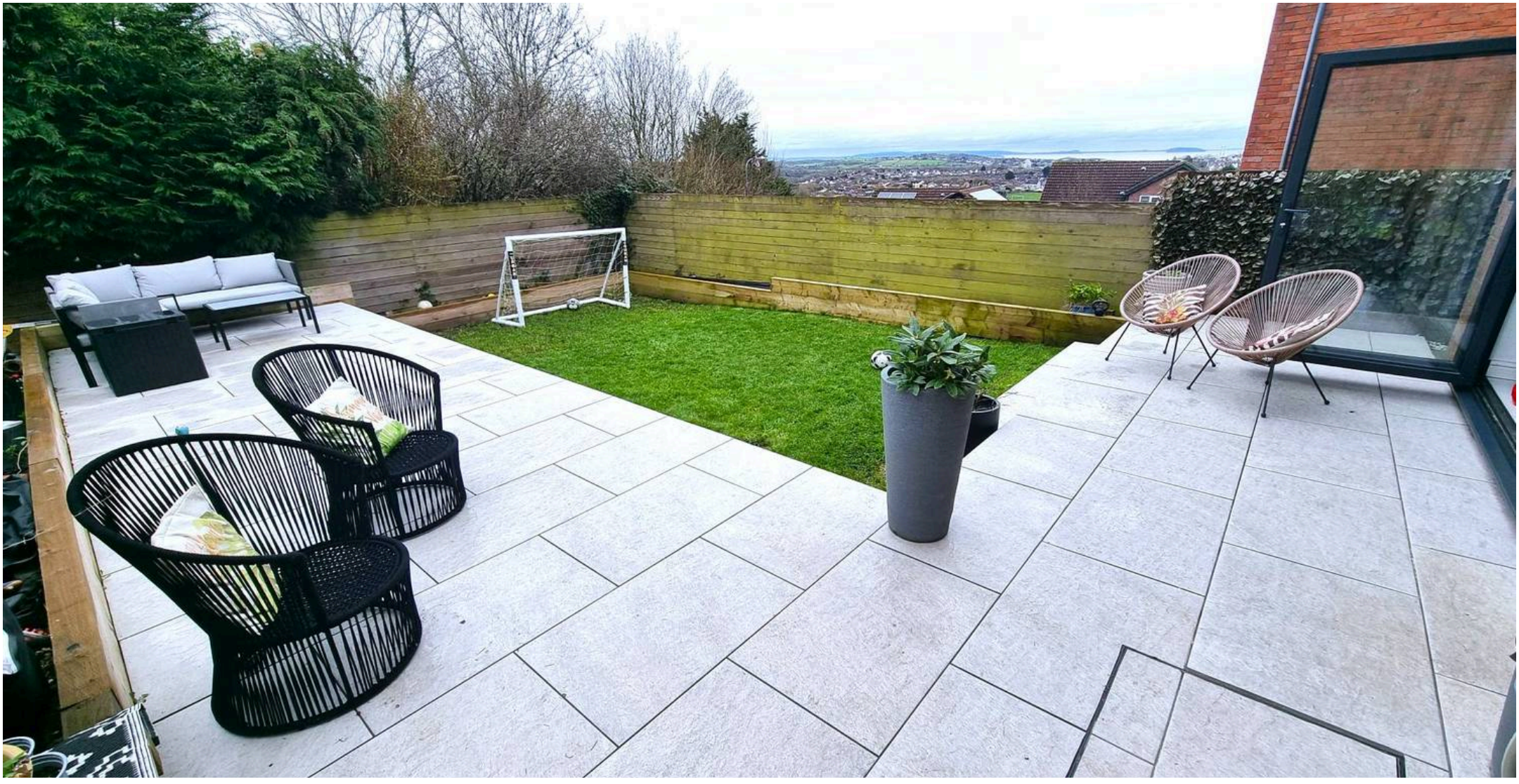


Ground Floor
Approx 63 sq m / 675 sq ft



First Floor
Approx 62 sq m / 670 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Daniel Matthew Estate Agents Barry

14 High Street Barry, Vale of Glamorgan - CF62 7EA

01446502806

barry@danielmatthew.co.uk

www.danielmatthew.co.uk/

DanielMatthew
ESTATE AGENTS