



35 Rutland Close

Barry, CF62 8AR

Offers In Excess Of £300,000

HARRIS & BIRT



An excellent opportunity to purchase this sizeable, three bedroom, semi detached property situated in the ever popular Highlight Park location in a peaceful cul-de-sac in an elevated position enjoying countryside views of the Dyffryn Valley and beyond. The property briefly comprises; entrance porch, open plan living room through kitchen/dining room with stairs leading up to three bedrooms, two doubles and single with a good sized family bathroom. There is off road parking to the front and is set back from the road with a parcel of artificial grass with a good sized private rear garden. Uninterrupted and not overlooked from the rear.

The location itself is an attractive one situated on Highlight Park, within close proximity to a range of local amenities including bus stop, shops and schooling, whilst in excellent commuting distance to Cardiff, Bridgend, Barry and the M4 corridor.

- Sizeable Semi-Detached Property in an Elevated Position
- Open Plan Kitchen/Dining Room
- Modern Four Piece Suite to Bathroom
- Popular Highlight Park Location Within Excellent School Catchment
- Three Bedrooms
- Off Road Parking
- Private and Secluded Rear Garden
- EPC:

Accommodation

Ground Floor

Entrance Porch 5'1" x 5'1" (1.55m x 1.55m)

Entered via UPVC front door with inset double glazed vision panels with adjacent stain glass lead lined vision panel allowing natural light. Skimmed walls and ceilings. Quarry tiled effect flooring. Built in storage for shoes and cloaks. UPVC double glazed opaque front door opens into;

Living Room 16'7" x 13'6" (5.05m x 4.11m)

Good sized living room with picture window to front elevation. Skimmed and papered walls with coved and skimmed ceiling. Inset LED spotlighting. Straight carpeted staircase leads up to first floor landing. Chimney breast with inset electric fire set into faux fireplace. Internal double doors with an oak finish with inset vision panelling open through into;

Kitchen/Dining Room 16'2" x 11' (4.93m x 3.35m)

An attractive open plan kitchen dining with a modern fitted shaker style kitchen in a varnished oak with granite effect work surface and peninsular breakfast bar. Features include; 5 ring gas hob and overhead chrome chimney extractor, 1.5 sink and drainer with chrome mixer tap and separate filtered boiling hot water tap. Integrated washing machine and tumble dryer behind matching decor panel and integrates Bosch dishwasher behind matching decor panel. Built in up and over Samsung fridge/freezer. Electric fan oven and overhead combi microwave with further unit. Cupboard housing Ideal Logik combination gas central heating boiler. Range of UPVC double glazed fitted windows with UPVC double glazed door

opening out onto rear garden. Skimmed walls and ceiling. LED spotlighting. Tile effect vinyl laid flooring. Range of chrome sockets with USB ports inset. Plenty of space for table and chairs and good access out onto rear garden.

First Floor

Landing

Accessed via straight carpeted staircase from living room onto first floor landing. UPVC double glazed window offers plenty of natural light. Papered walls and textured ceiling. Access to loft via hatch. Range of chrome fitted sockets throughout. Communicating doors to all first floor rooms.

Master Bedroom 10'3" x 12'7" (3.12m x 3.84m)

An excellent sized double bedroom offering excellent views across the Duffryn Valley with UPVC double glazed window to front elevation. Skimmed walls and textured ceiling. Fitted radiator. Fitted carpet. Range of fitted bedroom furniture.

Bedroom Two 8'10" x 9'2" (excluding wardrobes) (2.69m x 2.79m (excluding wardrobes))

Another good sized double bedroom with UPVC double glazed window to rear elevation. Skimmed walls and textured ceiling. Fitted carpet. Fitted radiator. Built in three sliding door run of fitted wardrobes.

Bedroom Three 6'4" x 9'6" (1.93m x 2.90m)

A good sized single bedroom with UPVC double glazed window to front enjoying those impressive views. Skimmed walls and ceiling. Fitted carpet. Fitted radiator. Built in storage cupboard.

Bathroom

Four piece suite in white comprising; corner quadrant shower cubicle with wall mounted shower and shower jets, wash hand basin with vanity unit under, low level dual flush WC and white panelled bath with chrome integrated mixer tap and electric shower overhead. Built in vanity unit. UPVC double glazed opaque window to rear elevation. PVC panelled walls and further skimmed walls and ceiling. Inset LED spotlights. Chrome heated towel rail. E.R.S digital radio housed to wall with inset speaker.

Gardens

Attractive off road parking for numerous vehicles to front off a peaceful cul-de-sac location with artificial laid grass and attractive adolescent shrubbery house behind wooden railway sleepers. Close boarded fencing and gate to side offering access to rear garden. Area of laid patio stepping up to a parcel of lawn with raised beds and borders which further steps up to a decked area with comprising timber shed and inset greenhouse.

Services

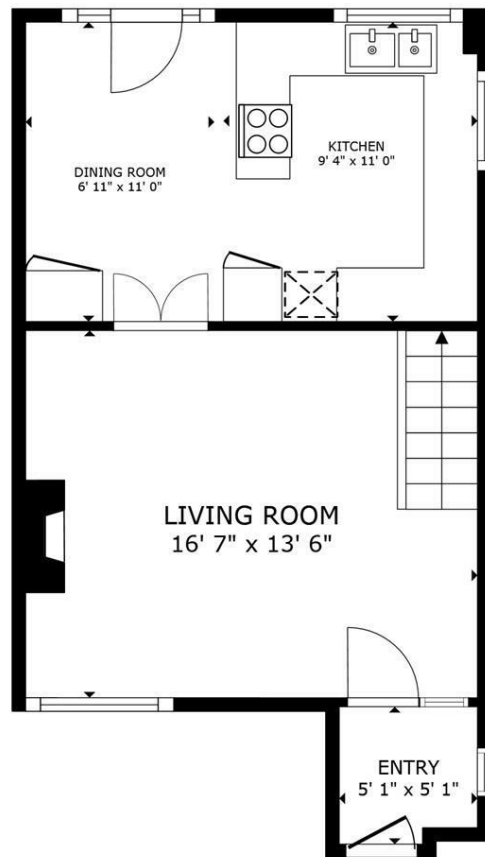
The property is serviced via mains gas, water, electricity and drainage.



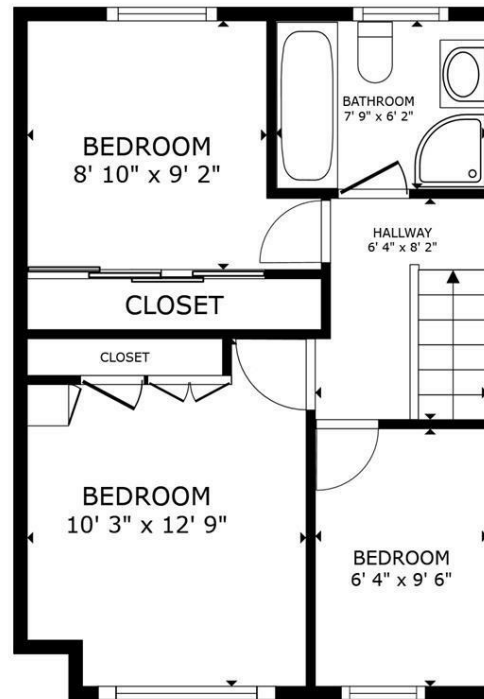








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 438 sq.ft. FLOOR 2 410 sq.ft.
TOTAL : 848 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

