



31 Enfield Drive

Barry, CF62 8JE

Price £380,000

HARRIS & BIRT



An excellent opportunity to purchase this spacious, four bedroom, detached property situated in the ever popular Highlight Park development. The property is in need of some modernisation throughout and benefits from accommodation briefly comprising an entrance hall, sitting room, semi-open plan living and dining room, kitchen and downstairs WC to the ground floor. Four bedrooms and a family bathroom to the first floor. There is plenty of space for off road parking to front, as well as a large, private and secluded rear garden.

In the ever popular Hunter's Ridge development, within close proximity to a range of local amenities including bus stop, shops and schooling. Easy access to the main road network brings major centres within comfortable commuting distance including the capital city of Cardiff, Swansea, Bridgend, Llantrisant etc. Close proximity to local amenities including Porthkerry Park, The Knap and Barry Island. Barry has excellent access links through to Cardiff, rural vale of Glamorgan via the newly constructed five mile lane and easy link to M4 corridor.

- Spacious Detached Property
- Three Reception Rooms
- Pretty & Enclosed Rear Garden
- Popular Location
- Four Bedrooms
- Plenty Of Off Road Parking
- Close To Local Amenities
- EPC Rating: D

Accommodation

Ground Floor

Entrance Hall 6'7 x 13'3 (2.01m x 4.04m)

The property is entered via front door into hallway. Wood effect flooring. Papered walls. Coved and textured finished ceiling. Pendant ceiling light. Doors to sitting room, living room and WC. Stairs lead up to first floor landing.

WC 2'8 x 5'11 (0.81m x 1.80m)

Low level dual flush WC. Wall hung wash hand basin with mixer tap. Fully tiled walls. Coved and textured ceiling. Wood effect flooring. Radiator. Pendant ceiling light. Obscure glazed window to front.

Sitting Room 9'1 x 17'9 (2.77m x 5.41m)

UPVC double glazed window to front and rear. Wood effect flooring. Skimmed and papered walls. Coved and textured finished ceiling. Pendant ceiling lights. Radiator.

Living Room 14'2 x 18'6 (4.32m x 5.64m)

Large UPVC double glazed window to front. Coal effect fireplace set on marble effect hearth. Carpet flooring. Papered walls. Coved and textured finished ceiling. Pendant ceiling light. Radiators. Opening through to dining room.

Dining Room 9'0 x 12'3 (2.74m x 3.73m)

Carpeted flooring. Papered walls. Coved and textured finished ceiling. Pendant ceiling light. Radiators. Door through to kitchen. Sliding glazed doors through to sun room.

Kitchen 8'2 x 12'3 (2.49m x 3.73m)

Fitted kitchen with features to include: a range of wall and base units set under and over marble effect worktops. 1.5 sink bowl and drainer with mixer tap and draining grooves. Four ring induction hob with extractor fan over. Inset eyeliner oven and grill facility. Space for fridge/freezer.

Separate worktop for breakfast bar seating. Storage cupboard. Tiled splashbacks. Further skimmed walls. Coved and textured finished ceiling. Tiled flooring. Pendant ceiling light. Radiator. UPVC double glazed window to rear. Pedestrian door leads out to side.

Sun Room 9'10 x 71'0 (3.00m x 21.64m)

UPVC double glazed windows to all aspects. French doors opening out onto rear garden. Carpeted flooring.

First Floor

Landing 9'1 x 8'10 (2.77m x 2.69m)

Straight carpeted stairs from ground floor hallway to first floor landing. Papered walls. Coved and textured ceiling. Carpet flooring. Pendant ceiling light. Loft access hatch. Window to side elevation. Storage cupboard. Communicating doors to all first floor rooms.

Master Bedroom 10'2 x 13'7 (3.10m x 4.14m)

Good sized double bedroom. UPVC double glazed window to front. Wood flooring. Skimmed walls. Coved and textured finished ceiling. Pendant ceiling light. Radiator.

Bedroom Two 10'6 x 8'6 (3.20m x 2.59m)

UPVC double glazed window to rear. Wood effect flooring. Skimmed walls. Coved and textured finished ceiling. Pendant ceiling light. Radiator.

Bedroom Three 6'7 x 10'4 (2.01m x 3.15m)

UPVC double glazed window to front. Wood flooring. Skimmed walls. Coved and textured finished ceiling. Pendant ceiling light. Radiator.

Bedroom Four 6'3 x 8'6 (1.91m x 2.59m)

UPVC double glazed window to rear. Carpeted flooring. Skimmed walls. Coved and textured finished ceiling. Pendant ceiling light. Radiator.

Bathroom 7'8 x 6'6 (2.34m x 1.98m)

Three piece suite in white comprising panelled bath with taps and shower head attachment behind a glazed shower screen. Low level dual flush WC. Wall hung wash hand basin with mixer tap. Fully tiled walls. Coved and textured ceiling. Wood effect flooring. Radiator. Pendant ceiling light. Obscure glazed window to side.

Outside

The front offers off road parking via private driveway, for a few vehicles. Side access via pedestrian side gate to rear gardens. The rear garden is mainly laid to lawn with small terrace area to side. Close boarded fencing and mature trees offer privacy and seclusion. Pretty planted shrubbery with step up to a further terrace, great for outside entertaining. Small raised pond to corner. Timber built pergola.

Services

Mains gas, electricity, water and drainage.

Directions

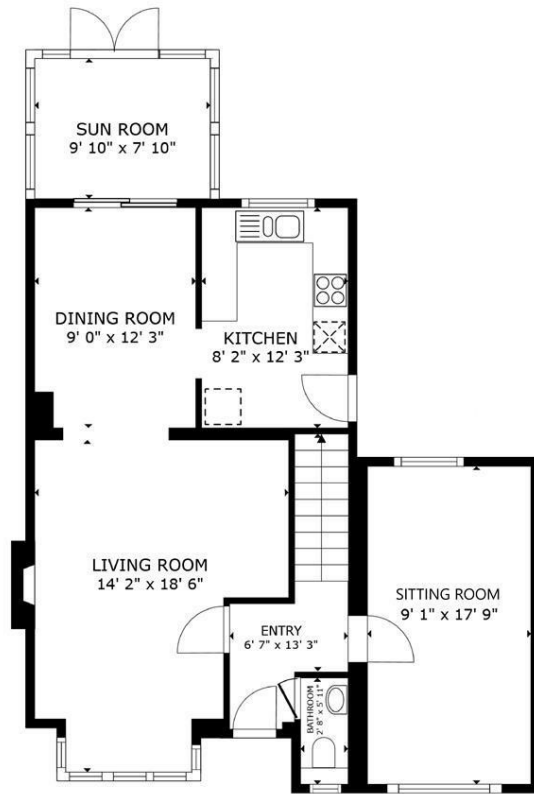
From our offices at 65 High Street, Cowbridge take the main A48 road heading towards Cardiff. Between the villages of Bonvilston and St Nicholas at the traffic lights turn right onto Five Mile Lane. At the roundabout at Weycock Cross take the first exit onto Port Road West. At the next roundabout take the first exit onto the A4050 Port Rd East. At the traffic lights, turn left onto Stirling Road. Then take the first left onto Enfield Drive and then second left and the house is on your right hand side.



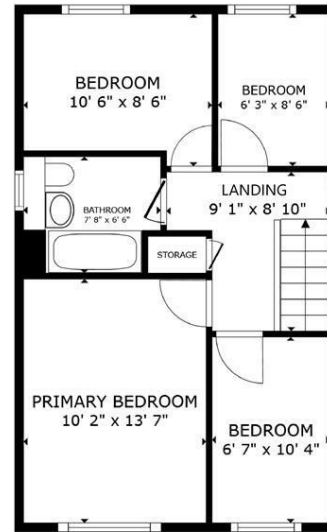








FLOOR 1



FLOOR 2

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GROSS INTERNAL AREA
 FLOOR 1 792 sq.ft. FLOOR 2 484 sq.ft.
 TOTAL: 1,277 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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