



4 Coed Bach, Barry

Barry

Guide Price **£250,000**



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Barry, Barry

Spacious two bed semi in Highlight Park. No chain. Lounge, kitchen, two doubles, garage, driveway, low-maintenance gardens. Close to schools, shops, and transport. Ideal for first-time buyers.

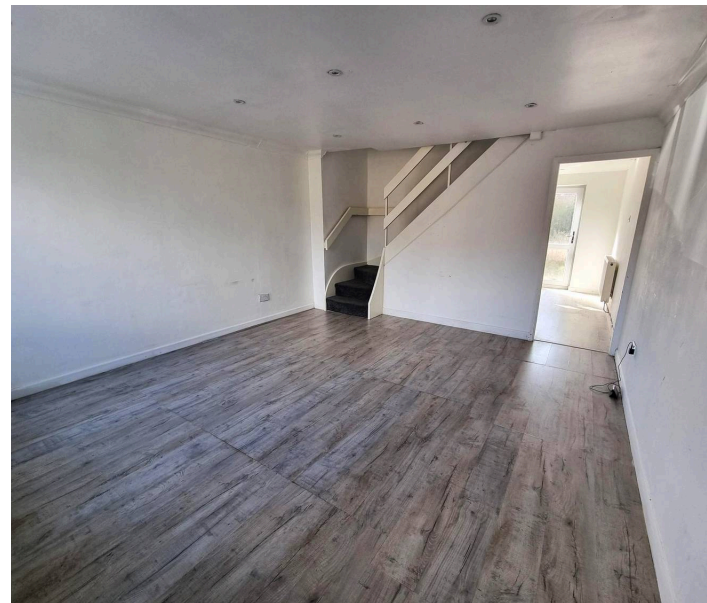
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- TWO DOUBLE BEDROOMS
- SEMI DETACHED
- HIGHLIGHT PARK
- GARAGE
- DRIVEWAY
- CLOSE TO LOCAL AMENITIES
- CLOSE TO LOCAL BUS STOPS
- NO ONGOING CHAIN





Entrance Porch

Gas radiator. Wood effect laminate. Access to lounge and fuse box, metre readings. Obscure windows to front and side. Flat plastered walls and ceiling

Lounge

14' 6" x 12' 9" (4.42m x 3.89m)

Enter through a half glazed door. Wood effect laminate flooring. Electric points. Radiator. Ac Staircase rising to first with fitted carpet and handrail. Flat plastered walls and ceilings with recessed lighting. Window to front. Door into:-

Kitchen/Breakfast Room

12' 9" x 11' 8" (3.89m x 3.56m)

Laminate wood effect flooring. A range of wall and base kitchen units with complementing work surfaces inset single drainer sink with mixer tap over. Integrated oven and hob with extractor fan over. Electric points. Understairs storage. Gas radiator. Flat plastered walls and ceiling. Window to rear. Door giving access to rear garden.

Landing

Carpeted floors. Access to loft. Half height wood panelling to walls. Ranch style balustrade. Doors into :-

Bathroom

Tiled flooring. Vertical modern radiator. W.C. Bath with overhead shower attachment and curtain rail. Sink basin with storage underneath. Obscure window to side. Access to boiler located in storage cupboard. Tiled walls and Flat plastered ceiling.

Bedroom one

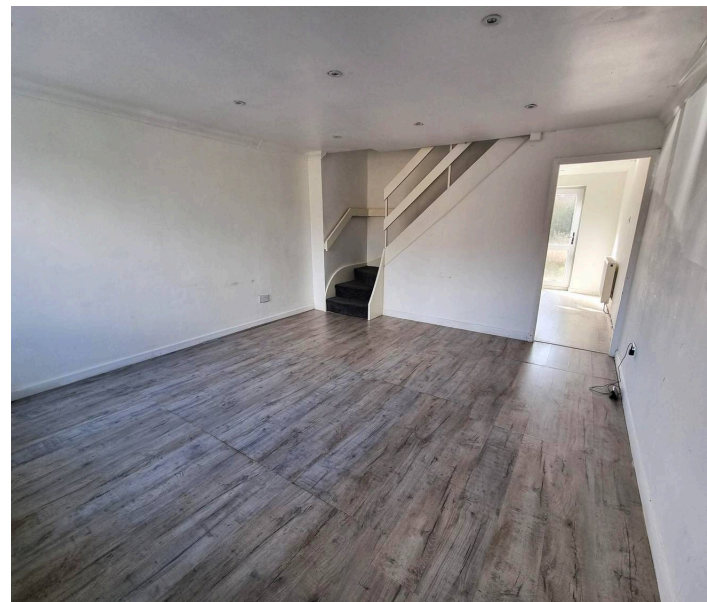
13' 1" x 9' 5" (3.99m x 2.87m)

Flat plastered ceiling and walls. Gas radiator. Electric points. Window to front. Fitted carpet.

Bedroom Two

12' 9" x 9' 1" (3.89m x 2.77m)

Fitted carpet. Radiator. Electric point. Flat plastered walls and ceiling. Window to rear.



REAR GARDEN

Driveway leading to a single garage. Laid stone chippings. Mature shrubs. Access to porch. Side access. The rear garden is low maintenance.

DRIVEWAY

3 Parking Spaces

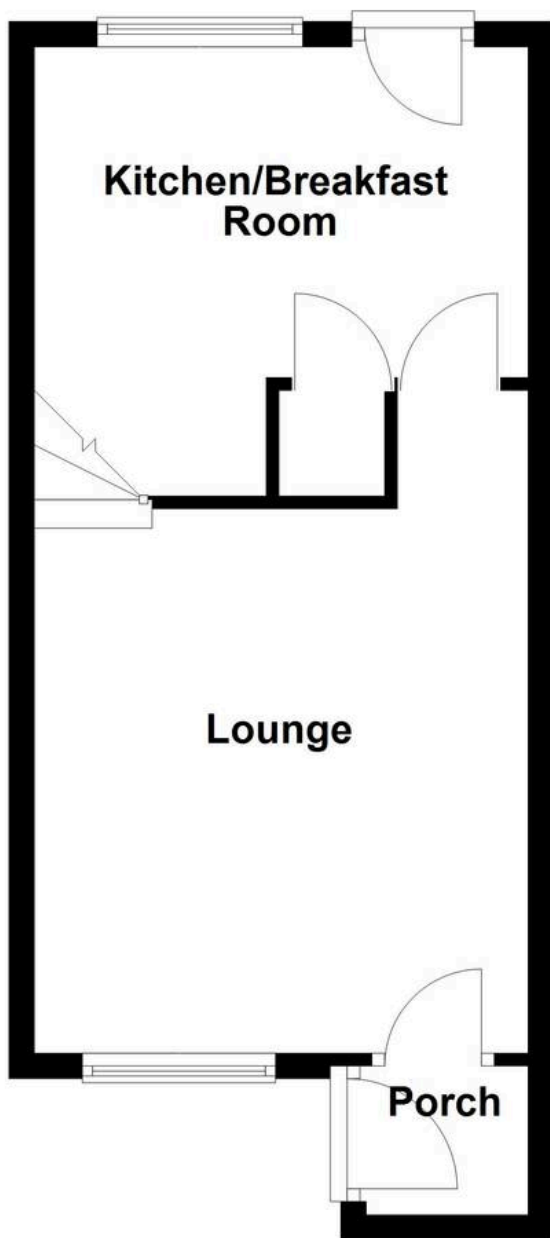
Driveway with ample parking leading to Garage.





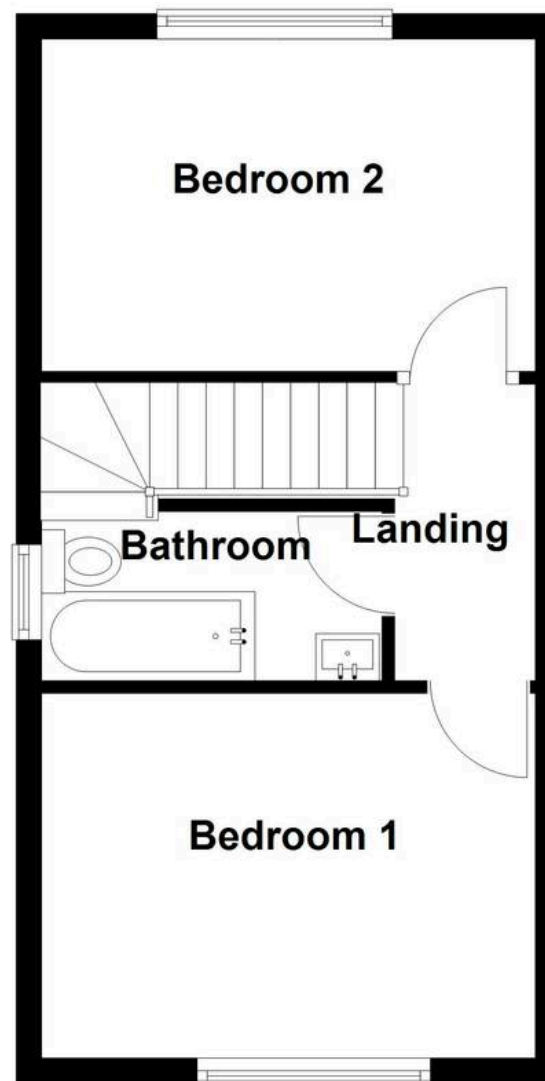
Ground Floor

Approx. 32.4 sq. metres (348.6 sq. feet)



First Floor

Approx. 31.4 sq. metres (338.5 sq. feet)



Total area: approx. 63.8 sq. metres (687.1 sq. feet)



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