



## 11 Highfield Road, Barry CF62 8UQ £375,000 Freehold

3 BEDS | 1 BATH | 2 RECEPT | EPC RATING

Nestled on Highfield Road in the charming town of Barry, this semi-detached house presents an excellent opportunity for families seeking a comfortable and spacious home. Upon entering, you are greeted by a generous entrance hallway adorned with original parquet flooring, which sets a warm and inviting tone throughout the property.

The ground floor boasts two reception rooms, including a large front living room that continues the elegant parquet flooring, creating a seamless flow. The heart of the home is undoubtedly the expansive kitchen, dining, and living area, which features aluminium frames glass doors that open up to a larger-than-average rear garden. This outdoor space is perfect for entertaining or simply enjoying the fresh air, with a patio area and a well-maintained lawn, providing a delightful retreat.

Venturing to the first floor, you will find three well-appointed bedrooms, each offering ample space and natural light, alongside a family bathroom that caters to all your needs.

The property also benefits from a large block-paved driveway at the front, providing parking for up to three vehicles, ensuring convenience for you and your guests. Additionally, the front garden is beautifully landscaped with established shrubbery, enhancing the overall curb appeal of the home.

With its combination of spacious living areas, a generous garden, and convenient parking, this property on Highfield Road is an ideal choice for those looking to settle in a welcoming community. Don't miss the chance to make this lovely house your new home.



## FRONT

Block paved driveway providing parking for multiple vehicles. Access to garage. Planted established shrubbery. Composite front door leading to the entrance hallway.

## Entrance Hallway

6'01 x 15'10 (1.85m x 4.83m)

Smoothly plastered ceiling with inset lights and coving. Smoothly plastered walls and picture rails. Original parquet flooring. Wall mounted radiator. Composite front door with obscured glass insert. Fitted carpet staircase rising to the first floor. Oak framed door with glass insert leading through to the living room and kitchen / dining & sitting area. Access to under stairs storage.

## Living Room

11'02 x 26'05 (3.40m x 8.05m)

Smoothly plastered ceiling, smoothly plastered walls and picture rails. Original parquet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Space for log burning stove. Solid oak door with glass insert leading through to the entrance hallway.

## Kitchen / Dining / Sitting

16'00 x 20'05 (4.88m x 6.22m)

Smoothly plastered ceiling with inset lights, smoothly plastered walls. Laminate flooring. Wall mounted radiator. UPVC double glazed window to the side elevation. Aluminium framed Glass sliding doors leading to the rear garden. Fitted kitchen comprising of base units. Solid oak worktops. Stainless steel 1 1/2 bowl sink. Range cooker. Space for fridge / freezer. Integrated dishwasher. Large area for dining furniture and sitting area.

## FIRST FLOOR

### First Floor Landing

6'09 x 7'00 (2.06m x 2.13m)

Smoothly plastered ceiling with inset lights, loft access and coving. Smoothly plastered walls and picture rail. Fitted carpet flooring. Fitted carpet staircase descending to the ground floor. UPVC double glazed stained-glass obscured window to the side elevation. Solid oak doors leading to bedrooms one, two and bedroom three. A further solid oak door leading to the family bathroom.

### Bedroom One

10'06 x 14'01 (3.20m x 4.29m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wood panel door leading through to the first floor landing.

### Bedroom Two

11'03 x 11'08 (3.43m x 3.56m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wood panel door leading through to the first floor landing.

### Bedroom Three

6'09 x 8'04 (2.06m x 2.54m)

Panelled ceiling with coving. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Solid oak door leading through to the first floor landing.

### Family Bathroom

5'11 x 8'07 (1.80m x 2.62m)

Aqua panelled ceiling with inset lights and vent extractor. Porcelain tiled walls. Vinyl flooring. UPVC double glazed windows with obscured glass to the rear and side elevations. Vanity wash hand basin and WC. Bath with electric shower overhead. Solid oak door leading through to the first floor landing.

## REAR

Enclosed rear garden, spacious patio area providing ample room for garden furniture. Laid to lawn. Raised areas for planting. Raised decked area to the rear of the garden proving additional seating options. Access to garage. Side access to front. Aluminium sliding glass doors leading to the kitchen/dining & sitting area.

## GARAGE

8'03 x 30'07 (2.51m x 9.32m)

Power and lighting. Up and over garage door opening to the drive. UPVC double glazed patio door leading to the rear garden.

## COUNCIL TAX

Council tax band D

## DISCLAIMER

The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with the owner/seller of the property. If there is any point which is particularly important, please ask. Whilst given in good faith they should not be construed as statements of fact and are provided for guidance only, they do not constitute any part of an offer or contract. 2. When considering making an offer on this property it is advisable to double check all measurements and point of particular importance to you. 3. All measurements and details of location are approximate only. 4. The photographs show only certain parts and aspects of the property at the time they were taken. 5. Buyers are advised to contact a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition. 6. Anyone wishing to view the property must provide their name, address and telephone number to safeguard the well being of owner/seller and staff.

## MORTGAGE ADVICE

Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

## PHOTOGRAPH DISCLAIMER

Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

## PROCEEDS OF CRIME ACT 2002

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## TENURE

We have been advised that the property is Freehold. You are advised to check these details with your solicitor as part of the conveyancing process.

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

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



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