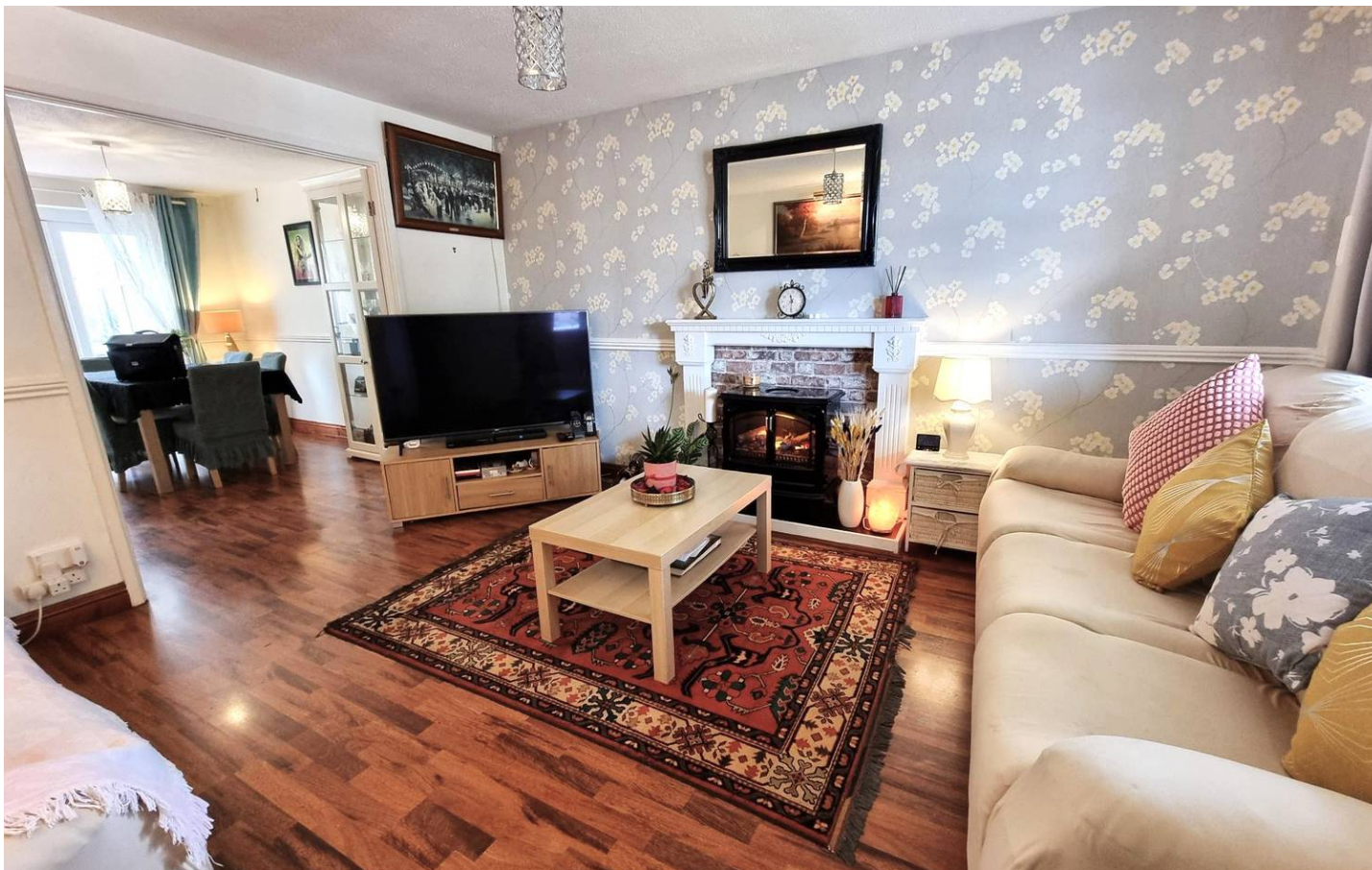




39 Churchfields, Barry

Barry

Guide Price £360,000



39 Churchfields

Barry

Spacious four bedroom detached home with two reception rooms, conservatory, modern kitchen, utility, ample parking, and a landscaped garden with patio and shed. Ideal for families. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G

- FOUR BEDROOM DETACHED HOUSE
- WELL PRESENTED
- TWO RECEPTION ROOMS
- CONSERVATORY
- DOWNSTAIRS CLOAKROOM
- UTILITY ROOM
- WELL MAINTAINED GARDEN
- BLOCK PAVED DRIVEWAY





Entrance

Enter through a UPvc door with glazed panels into Hallway. Wood effect laminate flooring. Radiator. Wall mounted cupboard housing electric consumer unit. Staircase rising to first floor with fitted carpet. Panelled door into :-

Lounge

12' 2" x 13' 9" (3.71m x 4.19m)

Wood effect laminate flooring. Dado rail, radiator. Window to front. Textured ceiling. Feature fireplace with electric fire in-situ. Double doors into :-

Dining Room

12' 2" x 8' 1" (3.71m x 2.46m)

Continuation of flooring and décor. Radiator. Door into inner hallway. French doors into :-

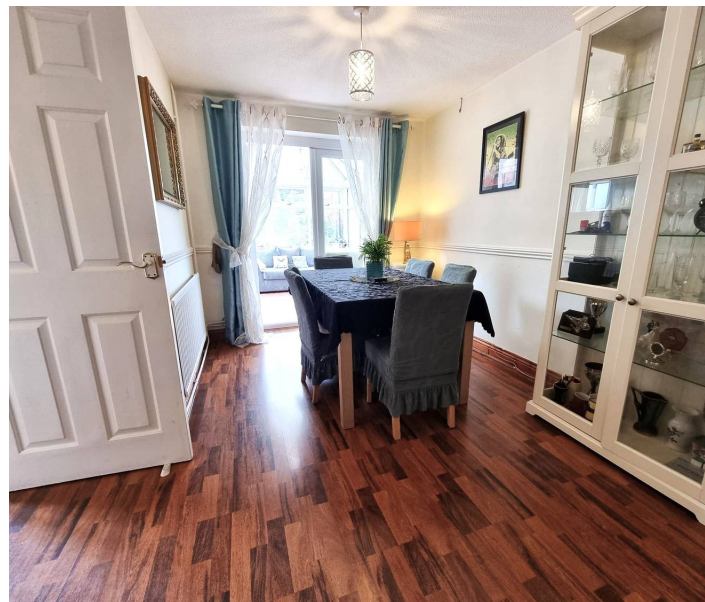
Conservatory

11' 3" x 8' 2" (3.43m x 2.49m)

A UPvc double glazed conservatory. Radiator. Pitched polycarbonate roof. French doors accessing the garden.

Inner Hallway

Continuation of flooring. Doors accessing :-



Kitchen

9' 10" x 6' 7" (3.00m x 2.01m)

Laminate flooring. A range of base and eye level units with complementing work surfaces. Inset single drainer sink with mixer tap over. Built in oven and hob with splash back and stainless steel cooker hood over. Space for washing machine. Windows to both side and rear.

Cloakroom

Wood effect flooring. close coupled WC and a pedestal wash hand basin. Tiling to splashbacks.

Utility Room

7' 10" x 7' 1" (2.39m x 2.16m)

Continuation of wood effect flooring. Spaces for fridge/freezer and tumble dryer. Window to rear. half glazed door accessing the garden. Further door into:-

GARDEN

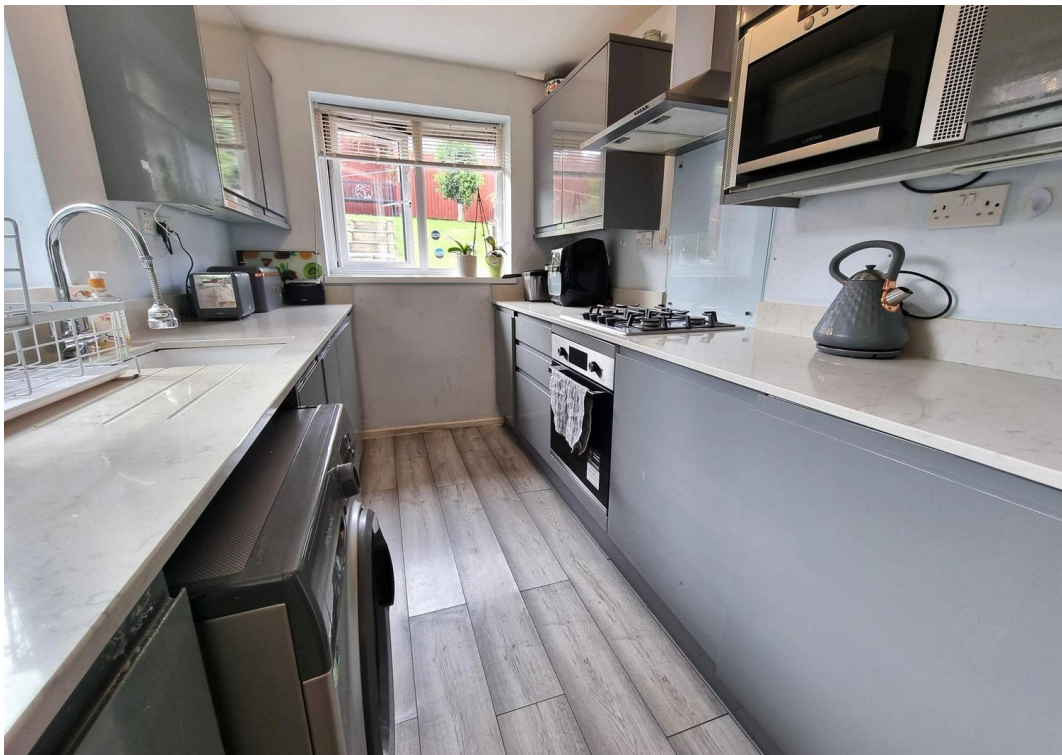
The front is mainly laid to lawn and has a mature tree. Block paved driveway with gate giving side access. The rear garden is enclosed. Paved patio area. Sloped lawn with steps leading to the top. Mature flower beds and fruit tree. Outside tap. Two double outside sockets. Garden shed to remain.

DRIVEWAY

1 Parking Space

Block paved driveway to the front.







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