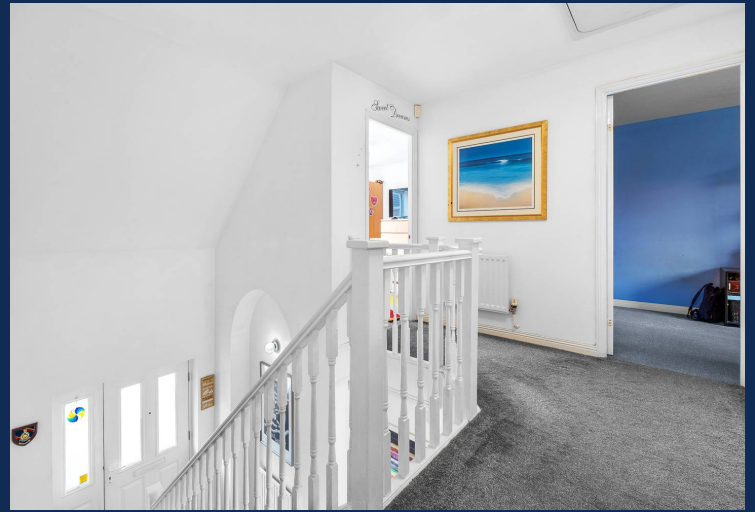




Heol Moor, Barry

£399,500 Freehold

*** NEW *** MGY are delighted to offer to the market this four bedroom detached property situated on the popular Woodlands Rise Estate in Barry. Wi...
Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

ENTRANCE HALL

Entered via double glazed front door with side panel. Ceramic tile flooring. Doors to ground floor rooms. Radiator. Carpeted stairs rising to the first floor.

LOUNGE

Dimensions: 17' 3" x 10' 5" (5.26m x 3.18m). Double glazed bay window to the front. Laminate flooring. Two radiators. Smooth plastered walls and ceiling. Double doors to Dining Room.

DINING ROOM

Dimensions: 11' 4" x 8' 9" (3.45m x 2.67m). Double glazed french doors providing access to the rear garden. Laminate flooring. Radiator. Door to Entrance hallway.

CLOAKROOM

Double glazed opaque window to the rear. Closed cistern w.c and wash hand basin. Ceramic tile flooring. Radiator. Ceramic tile flooring.

KITCHEN/BREAKFAST ROOM

Dimensions: 14' 8" x 10' 1" (4.47m x 3.07m). Fitted Kitchen to comprise a range of base and wall units with rolled edge laminated work surfaces incorporating stainless steel sink and drainer with mixer taps over. Recess and plumbing for two appliances and fridge/freezer. Built in four burner gas hob and electric oven with extractor over. Breakfast bar of similar finish to work surfaces. Double glazed window to the rear and door providing access to the rear garden. Door to under stairs storage space. Radiator. Ceramic tile to splash back areas. Ceramic tile flooring.

FIRST FLOOR ACCOMODATION

Carpeted stairs rising to a spacious and elegant first floor landing with doors to all rooms. Access to loft space.

BEDROOM ONE

Dimensions: 11' 2" x 10' 5" (3.4m x 3.18m). Main double bedroom with double glazed window to the front. Fitted carpet. Radiator. Door to

EN SUITE

Double glazed opaque window to the side. Low level close coupled w.c and wash hand basin with vanity. Shower cubicle. Radiator. Fitted carpet.

BEDROOM TWO

Dimensions: 12' 2" x 8' 9" (3.71m x 2.67m). Double glazed window to the front. Radiator. Fitted carpet.

BEDROOM THREE

Dimensions: 10' 4" x 9' (3.15m x 2.74m). Double glazed window to the rear. Radiator. Fitted carpet.

BEDROOM FOUR

Dimensions: 10' x 6' 10" (3.05m x 2.08m). Double glazed window to the rear. Radiator. Fitted carpet.

BATHROOM

With suite to comprise low level close coupled w.c, pedestal wash hand basin and panelled bath. Double glazed opaque window to the rear. Heated towel rail. Vinyl flooring.

OUTSIDE

To the front: Garden laid to stone chippings. Driveway providing off road parking and access to the garage. Garage: With steel up and over door. Light and power. To the rear: Enclosed with fencing, Laid to lawn and patio. Side access to the front.

ENTRANCE HALL

Entered via double glazed front door with side panel. Ceramic tile flooring. Doors to ground floor rooms. Radiator. Carpeted stairs rising to the first floor.

LOUNGE

Dimensions: 17' 3" x 10' 5" (5.26m x 3.18m). Double glazed bay window to the front. Laminate flooring. Two radiators. Smooth plastered walls and ceiling. Double doors to Dining Room.

DINING ROOM

Dimensions: 11' 4" x 8' 9" (3.45m x 2.67m). Double glazed french doors providing access to the rear garden. Laminate flooring. Radiator. Door to Entrance hallway.

EN SUITE

Double glazed opaque window to the side. Low level close coupled w.c and wash hand basin with vanity. Shower cubicle. Radiator. Fitted carpet.

BEDROOM TWO

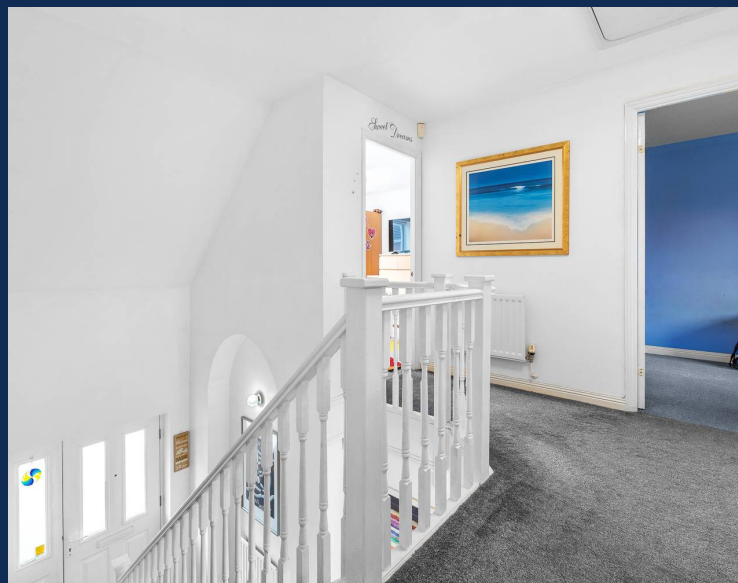
Dimensions: 12' 2" x 8' 9" (3.71m x 2.67m). Double glazed window to the front. Radiator. Fitted carpet.

BEDROOM THREE

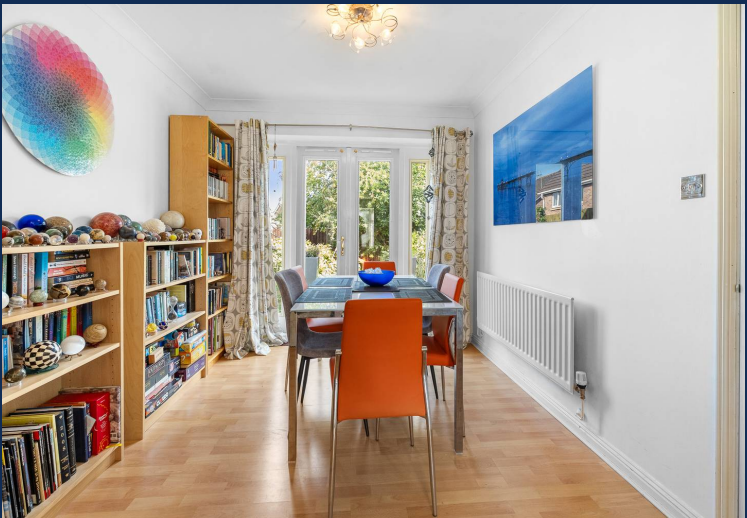
Dimensions: 10' 4" x 9' (3.15m x 2.74m). Double glazed window to the rear. Radiator. Fitted carpet.

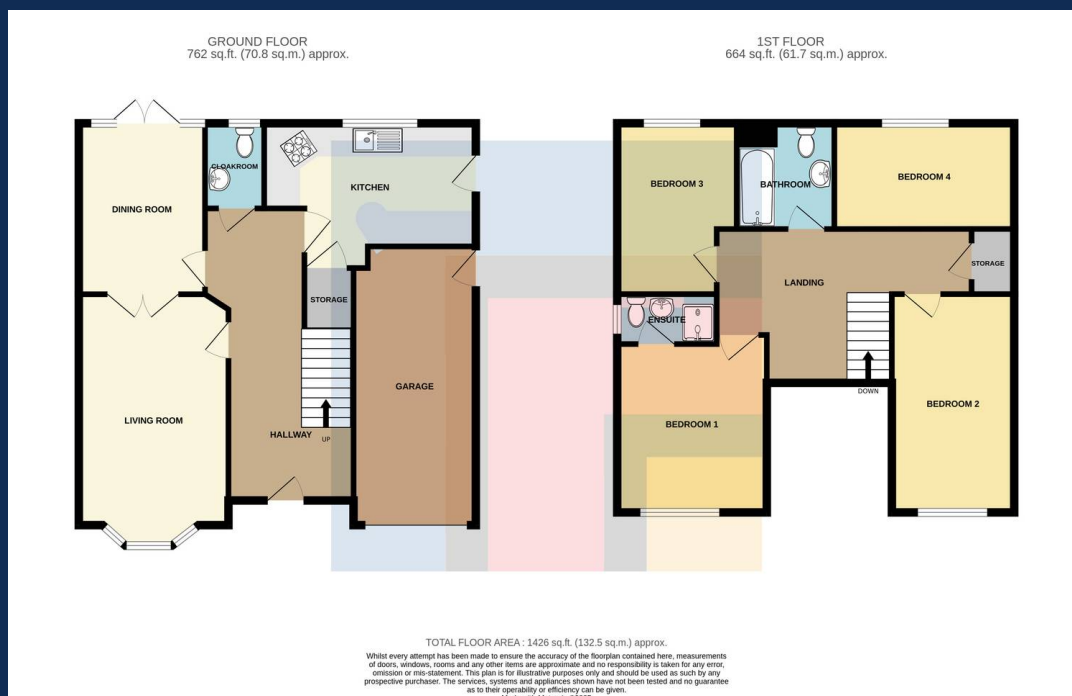
BEDROOM FOUR

Dimensions: 10' x 6' 10" (3.05m x 2.08m). Double glazed window to the rear. Radiator. Fitted carpet.









BARRY 01446 744750

106 Broad Street, Barry, South Glamorgan, CF62
7AJ



Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

MGY.CO.UK