5 Hollyrood Close

Barry, CF62 8AY

Watts & Morgan

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£245,000 Freehold

2 Bedrooms | 1 Bathroom | 1 Reception Room

A two double bedroom, semi-detached family home situated in the ever-popular Highlight Park. Conveniently located to local amenities, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance porch, living room and kitchen/breakfast room. First floor landing, two double bedrooms and a family bathroom. Externally the property benefits from a block paved driveway providing off-road parking, beyond which is an attached single garage. Landscaped front and rear gardens. EPC rating 'TBC'.

Directions

Cardiff City Centre – 9.3 miles

M4 Motorway – 8.1 miles

Your local office: Penarth

T: 02920 712266 (1)

E: penarth@wattsandmorgan.co.uk

Summary of Accommodation

Ground Floor

Entered via a partially glazed uPVC door into a porch benefitting from tiled flooring, a second partially glazed wooden door leads into the living room which enjoys carpeted flooring, a central feature electric fireplace, a carpeted staircase leading to the first floor with an understairs storage cupboard and a uPVC double-glazed window to the front elevation.

The kitchen/breakfast room has been fitted with a range of wall and base units with roll top laminate work surfaces. Integral appliances to remain include; a ‘Diplomat’ electric oven and a ‘Diplomat’ 4-ring gas hob with an extractor fan over. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from wood effect laminate flooring, partially tiled splash-back, a stainless-steel sink with a mixer tap over, a wall-mounted ‘Baxi’ boiler, a breakfast bar unit, a uPVC double-glazed window to the rear elevation and a partially glazed uPVC door providing access to the rear garden.

First Floor

The first floor landing benefits from carpeted flooring and a loft hatch providing access to the loft space.

Bedroom one is a spacious double bedroom enjoying carpeted flooring, a range of fitted wardrobes and a uPVC double-glazed window to the rear elevation.

Bedroom two is another double bedroom benefitting from carpeted flooring and a uPVC double-glazed window to the front elevation.

The family bathroom has been fitted with a 3-piece white suite comprising; a panelled bath with an electric shower over, a pedestal wash hand basin and a WC. The bathroom further benefits from wood effect vinyl flooring, tiled walls, a recessed storage cupboard housing the hot water cylinder and an obscure uPVC double-glazed window to the side elevation.

Gardens & Grounds

5 Hollyrood Close is approached off the street onto a block paved driveway providing off-road parking for several vehicles, beyond which is an attached single garage with an up and over door and rear pedestrian access.

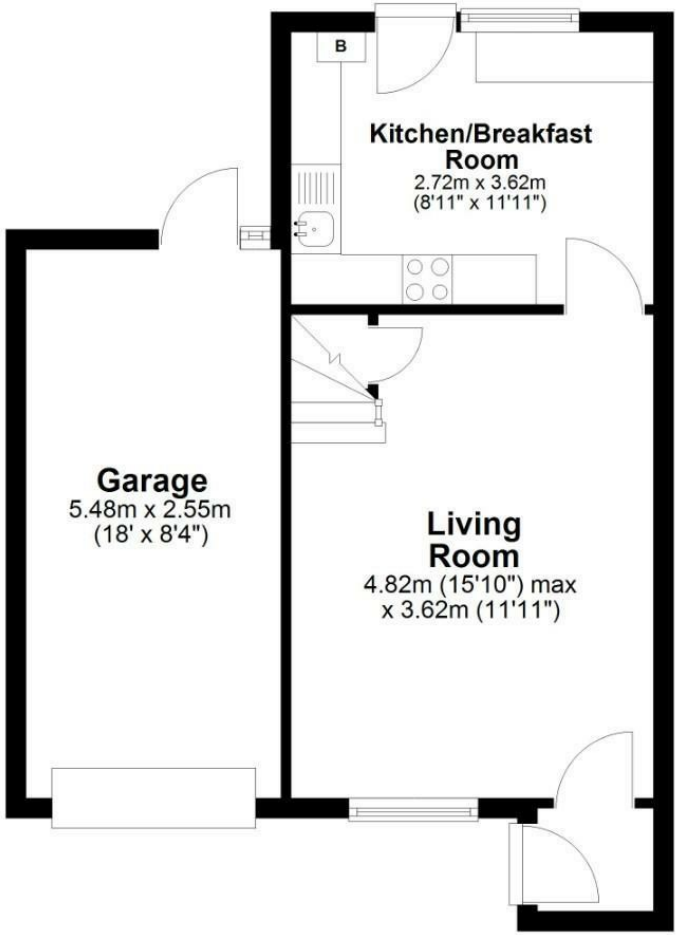
The front garden is predominantly laid with chippings with a variety of mature shrubs and borders.

The enclosed rear garden is predominantly laid to lawn with a variety of mature shrubs, borders and trees. A patio area provides space for outdoor entertaining and dining.

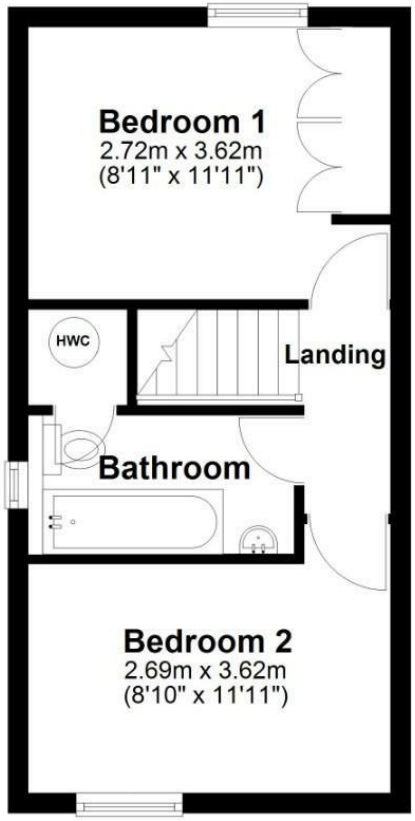
Additional Information

All mains services connected.
Freehold.
Council tax band 'C'.
EPC rating ‘TBC’.

Ground Floor
Approx. 43.5 sq. metres (468.2 sq. feet)

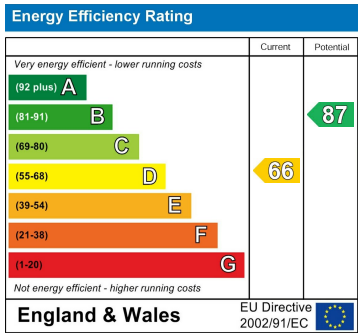


First Floor
Approx. 27.7 sq. metres (298.1 sq. feet)



Total area: approx. 71.2 sq. metres (766.3 sq. feet)

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

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