



2 Winston Road, Barry

Barry

£330,000



## 2 Winston Road

Barry, Barry

Extended family home on corner plot. 5 beds, 2 baths, home office/bar/playroom, enclosed garden. Close to local amenities, Cardiff airport, M4 and A48. Call 01446 502806 for viewing. NO CHAIN.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- EXTENDED
- TWO RECEPTION ROOMS
- TWO BATHROOMS
- FIVE BEDROOMS
- ENCLOSED REAR GARDEN
- CORNER PLOT
- HOME OFFICE/BAR/PLAYROOM
- OFF ROAD PARKING
- CLOSE TO LOCAL AMENITIES
- NO ONGOING CHAIN





### Entrance Hallway

Enter through UP VC door with glazed panel. Fitted carpet. Cupboard housing electric consumer unit. Staircase rising to the first floor with fitted carpet. Doors into :-

### Lounge

11' 7" x 15' 3" (3.53m x 4.65m)

Wood effect laminate flooring. Wall mounted electric fire. Radiator. Picture rail. Bay window to front. Door into kitchen.

### Family Room

15' 6" x 16' 8" (4.72m x 5.08m)

No flooring, radiator. Window to front. Flat plastered walls and ceiling. Two pendant light fittings. Door into :-

### Kitchen/ Dining Room

8' 5" x 27' 4" (2.57m x 8.33m)

Wood effect laminate flooring. A range of base and eye level units with complementing work surfaces. Inset sink with mixer tap over. Spaces for slot in cooker, washing machine and fridge freezer. Glazed splash back and stainless steel cooker hood. Window to rear. Two radiators. Built in storage cupboard. Further cupboard housing boiler. French doors leading out from the dining area to rear garden. PVC stable door giving side access. Door into :-

### Ground floor bathroom

4' 9" x 8' 5" (1.45m x 2.57m)

Vinyl flooring. A three piece suite in white comprising of close coupled WC, Wash hand basin inset into a vanity cupboard. Panelled bath with electric shower over. Partially tiled walls. Obscure window to rear. Heated towel rail.

### Landing

Fitted carpet, loft access. The loft is insulated but not boarded. Doors into :-

### Bedroom One

12' 3" x 16' 5" (3.73m x 5.00m)

Fitted carpet, radiator. Recess for wardrobe. Bay



## **GARDEN**

The front is mainly laid to lawn and has mature hedges and planting. Off road parking and pathway leading to entrance. An enclosed rear garden which is mainly a decked patio area but has a lawn and raised flower bed. Gate giving access to garden shed behind the bar.

## **GARAGE**

Triple Garage

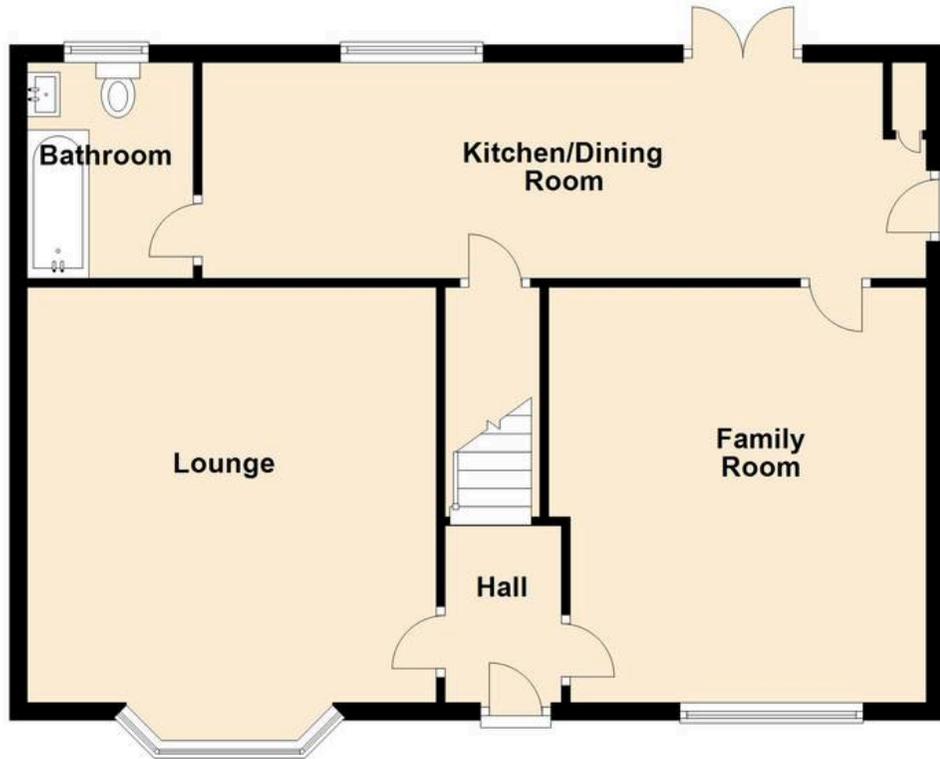
Parking to front and side for several cars





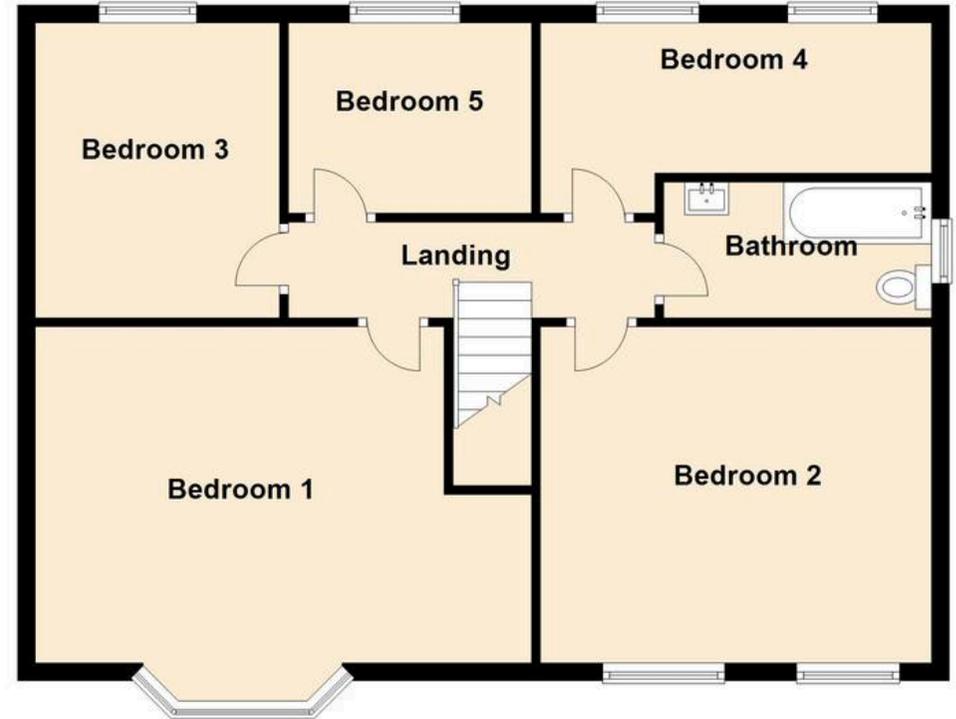
### Ground Floor

Approx. 74.3 sq. metres (799.7 sq. feet)



### First Floor

Approx. 74.1 sq. metres (797.2 sq. feet)



Total area: approx. 148.4 sq. metres (1597.0 sq. feet)



## Daniel Matthew Estate Agents Barry

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