

Connelly Yeoman



**119 BARRY ROAD
CARNOUSTIE DD7 7QT**

DETACHED VILLA



• **HOME REPORT VALUATION £315,000**

- Ideally located in a popular area of Carnoustie close to amenities and services
- An attractive and well presented Detached Villa offering spacious accommodation
 - Gas Fired Central Heating, Double Glazing, modern decor, fittings and fixtures
- Large mono-block driveway with ample parking, Garage and easily maintained gardens



FIXED PRICE

£299,000

Property Description

Connelly Yeoman Estate Agency are delighted to bring to the market this attractive and well presented large DETACHED VILLA which is ideally located in a popular and sought after area of Carnoustie, close to a wide range of amenities and services including local and national shops, Health Centre, schooling at both primary and secondary levels (Burnside Primary School is just a few minutes' walk away) and not forgetting the internationally renowned Championship Golf Course and award winning beach front area. The property is also convenient for commuting, being only minutes' drive away from the main A92 dual carriageway with access to Dundee, Arbroath and further afield to Aberdeen. This well presented Villa offers deceptively spacious accommodation over two levels and benefits from Gas fired central heating and Double glazing. On entering via the bespoke solid entrance door with glass panel (security entry code in operation) into the Reception Hallway there is access to two ground floor rooms (ideal as Bedrooms) the Family Bathroom, Kitchen and Breakfast room, a large Lounge and adjoining Dining room, all with large picture windows allowing for ample natural light, and a lovely Sun room with double sets of doors leading out into the garden. The useful Laundry/Utility room has ample storage and a door leading to the back garden. On the upper floor, reached by a recently fitted solid oak wood staircase with glazed balustrade, there are a three further Bedrooms and a family Bathroom/shower Room completes the picture. Externally, the property is set back from the road and occupies a lovely, well maintained garden plot, with a large gated driveway set to mono-block pavior and which provides off-street parking for several cars and leads to the Garage. There is also a sunny, southerly facing walled rear garden area set out in lawn and a further stone chipped side garden with ornate plantings, all for ease of convenience. Overall, the property provides excellent accommodation, ideal for a young or growing family, and early viewing is recommended to avoid disappointment.

ACCOMMODATION COMPRISING:- RECEPTION HALLWAY, 2
GROUND FLOOR BEDROOMS, FAMILY BATHROOM,
LAUNDRY/UTILITY ROOM, KITCHEN, BREAKFAST ROOM, LOUNGE &
DINING AREA, SUN ROOM; UPPER FLOOR:- 3 BEDROOMS,
BATHROOM.



Property Description

RECEPTION HALLWAY:

The bespoke front entrance door is double glazed with a large glazed side panel, all built to a high standard, and has a secure entrance code that is checked annually. The welcoming Reception Hallway is spacious, bright and airy, and there are replacement internal doors in a white wood veneer finish. There is a great understairs space for coat storage and the Hallway is finished with attractive wood-grain flooring.

A lovely feature in here is the new solid oak wood staircase leading to the upper level with glass balustrade. CH Radiator. The first room off the downstairs Hallway is a Bedroom, with a further second Bedroom, the Family Bathroom, Laundry/Utility Room, Kitchen, Lounge and Dining area.

BEDROOM 1:

Approx. 10'11 x 9'11. An adaptable ground floor room, ideal as a fourth or guest Bedroom, overlooking the front of the property, with neutral decor and a CH Radiator.

BEDROOM 2:

Approx. 14'7 x 9'1. Another good size ground floor room, which is front facing, with neutral decor and a CH Radiator.

FAMILY BATHROOM:

Approx. 9' x 6'8. Located on the ground floor, a well appointed Bathroom with a free standing bath, a separate shower area with wet wall panel in a black sparkle-effect finish and tiled floor, The other walls are fully tiled in a monochrome effect. Parador-style ceiling with downlights. The white wash hand basin is set within a vanity unit with storage below. CH Radiator.

LAUNDRY/UTILITY ROOM:

Approx. 9'4 x 4'2. A good size room with door leading out into the garden, space for white goods, wall mounted units with lights below and two cupboards both with ample storage, one housing the Gas central heating boiler, finished with a grey laminate flooring.

KITCHEN:

Approx. 16'3 x 9'8. The spacious Kitchen has a large picture window overlooking the side of the property and there are ample base and wall mounted storage units in a light oak wood veneer, with a gloss-effect work surface and matching splashbacks. There is a large range-style Cooker with gas hob and extractor hood above, and Ovens below. Space and plumbing for a dishwasher and a fridge/freezer. CH Radiator. French doors to the Breakfast room.

BREAKFAST ROOM:

Approx. 14'6 x 8'11. Another spacious room, ideal as a breakfast room and which has a large side window and tiled-effect laminate flooring continued through from the Kitchen.

LOUNGE LEADING TO THE DINING AREA:

Approx. 22'7 x 14'10. A generously proportioned Lounge which has floor to ceiling windows overlooking the rear garden, neutral decor throughout and which has a focal point ornate Gas fire. Built-in storage which has sliding doors (with fitted shelving) in a modern black high gloss finish, in keeping with the modern theme. Open to the dining area, with a step down into the Dining area. A further stable-style door leads into the Sun Room

DINING AREA:

Approx. 10'11 x 9'1. This lovely bright dining area which has ample space for table and chairs and a lovely large window overlooking the side of the property. CH Radiator.



SUNROOM:

Approx. 12'1 x 9'5. Through a stable style door and down steps into a lovely bright Sun room which has two sets of double doors leading to the rear garden and also to the side of the property, with neutral decor, wood-effect flooring and a ceiling fan.

UPPER FLOOR: Feature recently installed solid oak wood staircase with glazed balustrade leading to the upper floor. The top landing gallery area is fitted with oak and glass finish. On the landing there is a built-in large storage cupboard and a roof window allows for ample natural light onto this area. Access to two further Bedrooms. At the end of the landing area there is large, storage cupboard with light and offering excellent storage space. Further large storage cupboard, with light, both are walk-in cupboards.

BEDROOM 3: Approx. 21'6 x 15'1. Bright and spacious Bedroom with a window overlooking the rear of the property, neutral decor and a CH Radiator. Coombed ceilings.

BEDROOM 4: Approx. 20'6 (at longest) x 8'8. A long L-shaped Bedroom, with a roof window. Dressing area with a light. Neutral decor. CH Radiator. Coombed ceilings.

FAMILY BATHROOM/SHOWER ROOM: Approx. 11'3 x 6'8. In this lovely bathroom there is white brick-effect tiling to the walls, and a large roof window allows for ample natural light. WC., and a large wash-hand basin set within a vanity unit with storage below, cupboards and drawers. Black sparkle tiles and a feature wall around the shower area in black sparkle-effect wet wall panel finish. Large walk-in shower enclosure with a jet shower fitment feature. Part of the ceiling is lined with parador lining and inset downlights. Xpelair extractor. CH Radiator.

BEDROOM 5: Approx. 12'7 x 11'8. This third upstairs Bedroom overlooks the front of the property, and has three sets of built-in double wardrobes with louvre doors, neutral decor and a CH Radiator.

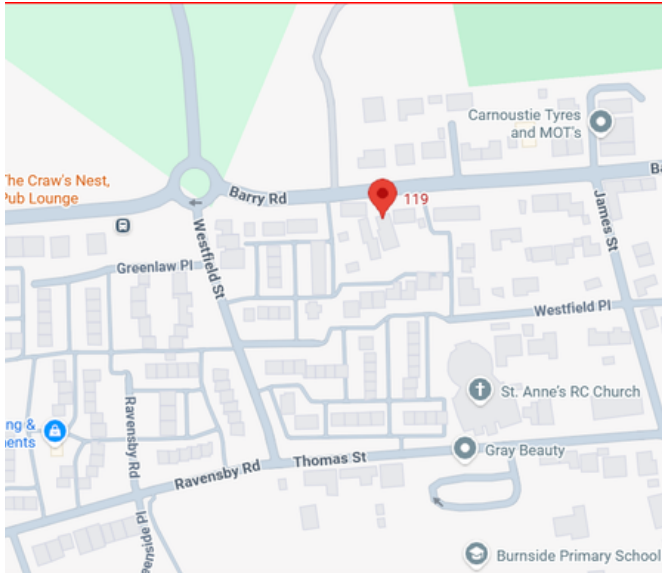
EXTERNALLY: The property is set back from the road and occupies a lovely, well maintained garden plot, with a large gated driveway set to mono-block pavior and which provides off-street parking for several cars and leads to the Garage. There is also a sunny, southerly facing walled rear garden area set out in lawn and a further stone chipped side garden with ornate plantings, all laid out for ease of convenience.

GARAGE: with an up and over front door, side window, power and light.





Property Professionals



These particulars are intended to give a fair description to assist a proposed purchaser when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever.

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