

73 Woodlands Road, Barry

£260,000 Freehold

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

ENTRANCE PORCH

Entered via double glazed front door . Wood flooring. Radiator. Carpeted stairs rising to the first floor. Open to:

KITCHEN/DINING ROOM

15' 5" x 19' 8" (4.70m x 5.99m)

Kitchen: Modern 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 appliance. Integral four burner electric hob with extractor and oven. Integral fridge and freezer. Double glazed window and door to the rear. Breakfast bar of similar finish to work surfaces. Open to: Dining Room: Double glazed bay windows and french doors to the rear providing access to the rear garden. Base and wall units similar to the kitchen with work surfaces over and under pelmet lighting. Door to Lounge.

LOUNGE

12' 0" x 13' 9" (3.66m x 4.19m)

Double glazed bay window to the front. Ornamental fireplace on hearth. Laminate flooring. Radiator.

FIRST FLOOR LANDING

Carpeted stairs rising to the first floor. Fitted carpet. Doors to all rooms. Carpeted stairs to the loft room.

BEDROOM ONE

11' 4" x 10' 2" (3.45m x 3.10m)

Main double bedroom with two double glazed windows to the front. Fitted wardrobes with mirror door frontage. Fitted carpet.

BEDROOM TWO

11' 3" x 8' 10" (3.43m x 2.69m)

Second double bedroom with double glazed window to the rear. Radiator. Fitted carpet. Fitted wardrobes with mirror door frontage.

BEDROOM THREE

8' 4" x 7' 9" (2.54m x 2.36m)

Double glazed window to the front. Radiator. Fitted carpet.

BATHROOM

Two double glazed opaque windows to the rear. With suit to comprise panelled bath with shower over, closed cistern w.c, and wash hand basin with vanity. Ceramic tile half height. Vinyl flooring. Heated chrome towel rail.

SECOND FLOOR

Carpeted stairs rising to the loft room.

LOFT ROOM

Two velux windows to the rear. Fitted carpet. Storage to the eaves.

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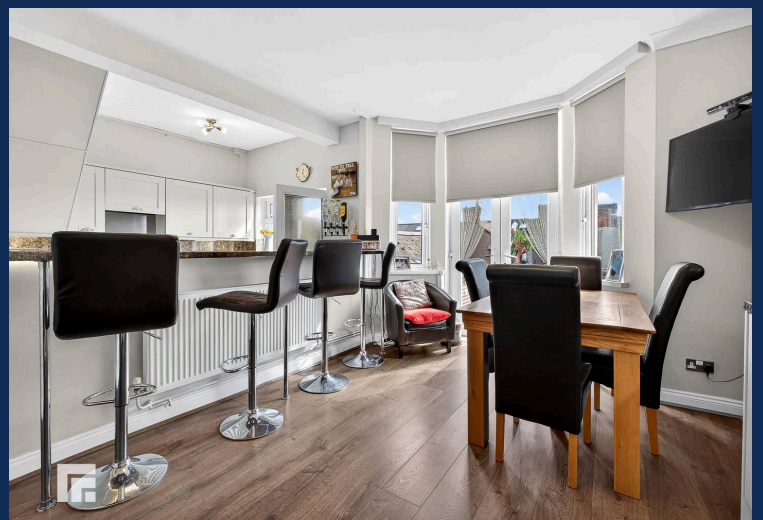
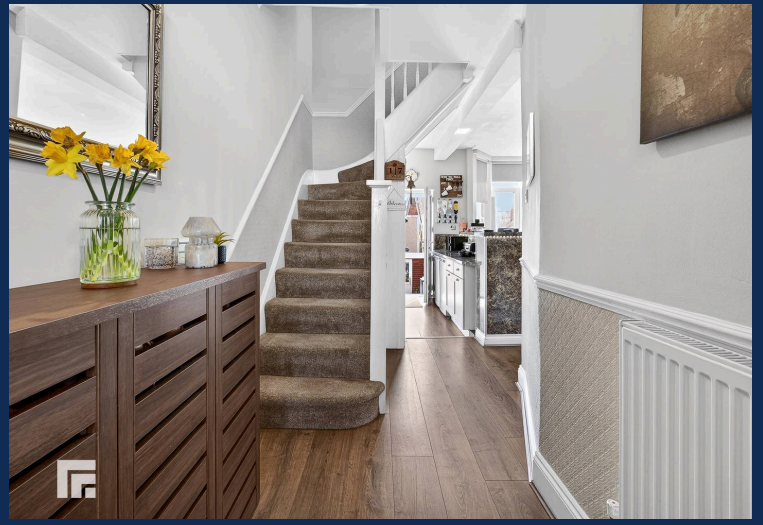
GARDEN

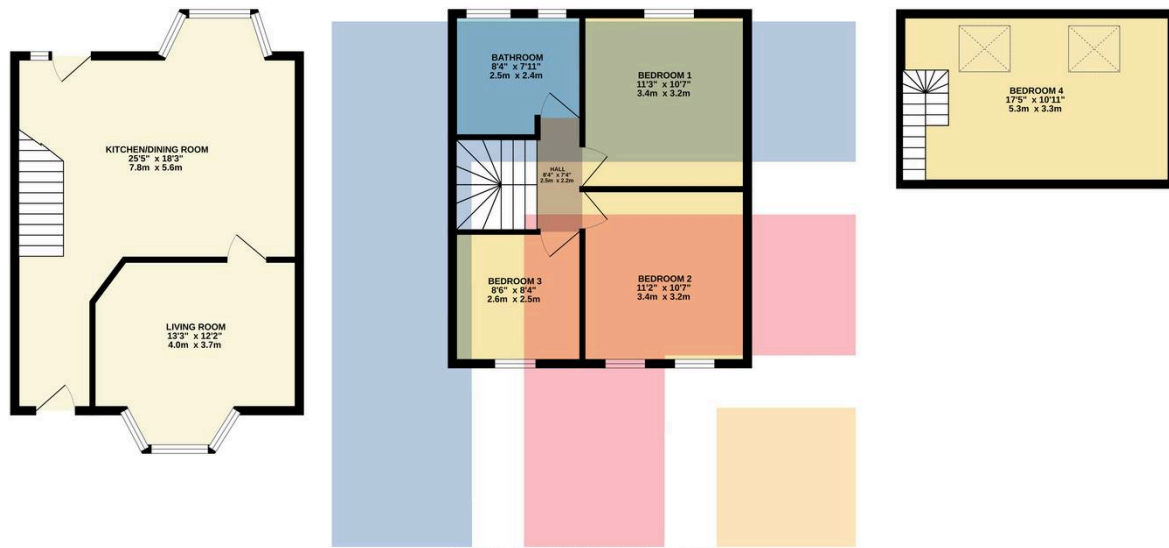
To the front: Forecourt. To the rear: Enclosed rear laid to attractive paving. Timber built storage shed, further shed used for storage and utility area. Outside w.c. Steps ascending to a double glazed front door to storage area and further double glazed door providing access to the lane. Further area currently utilised as a gym (formerly a garage).

PERMIT

1 Parking Space

Permit parking.





TOTAL FLOOR AREA: 1061 sq.ft. (98.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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BARRY 01446 744750

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