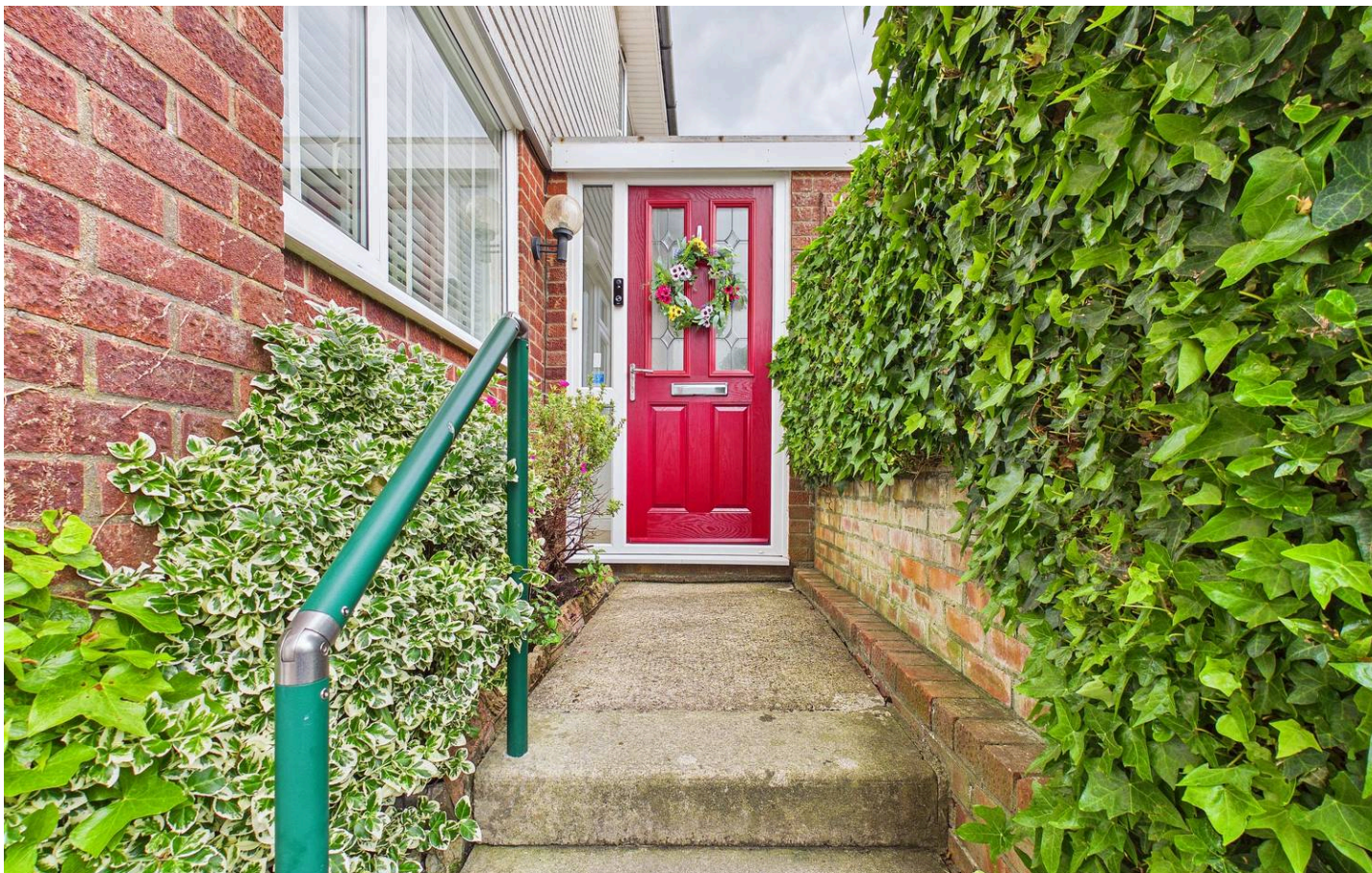




  
**Chris Davies**  
Sales and Lettings  
chris-davies.co.uk  
01446 700007 **FOR SALE**



# 1 Rutland Close

Barry, Barry

Extended three bedroom semi-detached property set upon a generous corner plot! Sought-after Highlight Park location. Spacious living areas, modern kitchen and first floor family bathroom, off-road parking, potential to extend further (STPP), Whitmore High School catchment. Early viewing is advised!

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

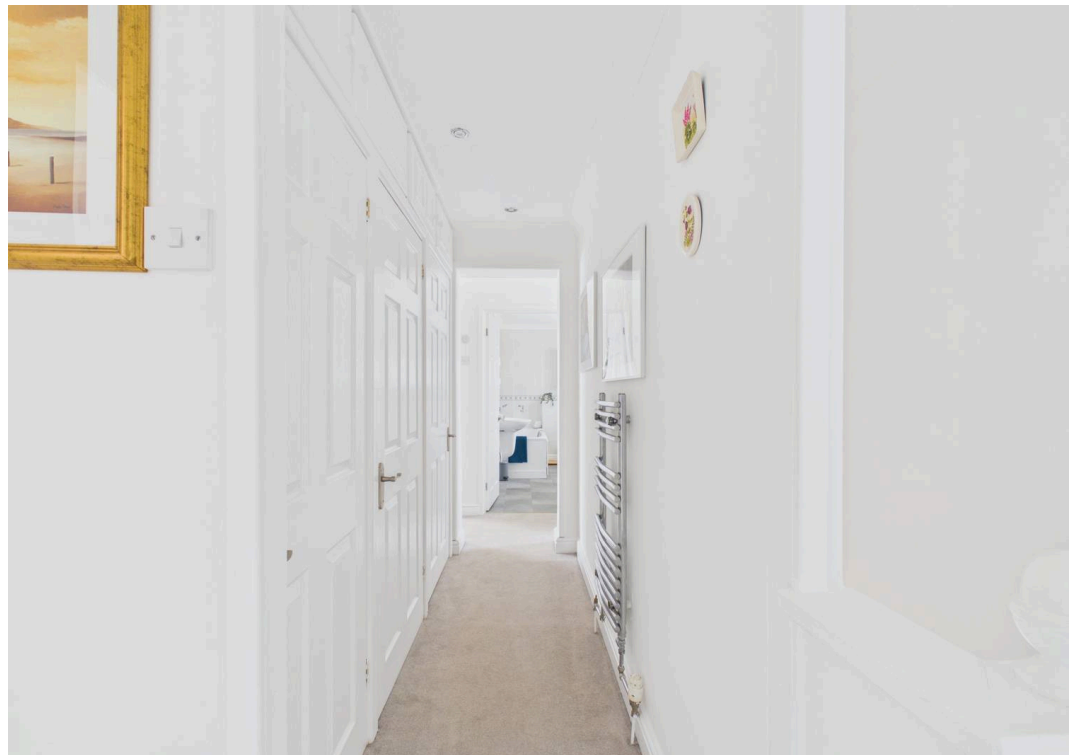
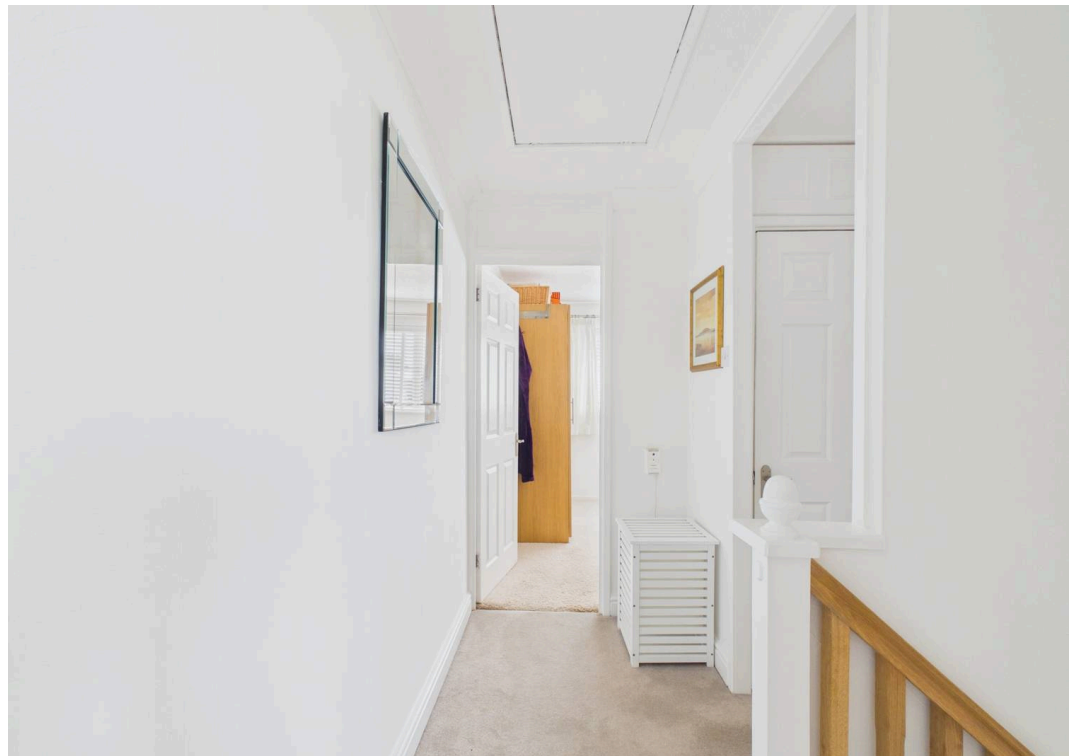
- SOUGHT AFTER HIGHLIGHT PARK LOCATION
- EXTENDED THREE BEDROOM SEMI-DETACHED PROPERTY
- LARGE CORNER PLOT
- OPEN PLAN KITCHEN/CONSERVATORY
- SPACIOUS LOUNGE AND SEPARATE DINING ROOM
- THREE DOUBLE BEDROOMS
- SPACIOUS MODERN FIRST FLOOR FAMILY BATHROOM
- EPC C71
- DRIVEWAY PROVIDING OFFROAD PARKING
- CATCHMENT FOR WHITMORE HIGH SCHOOL

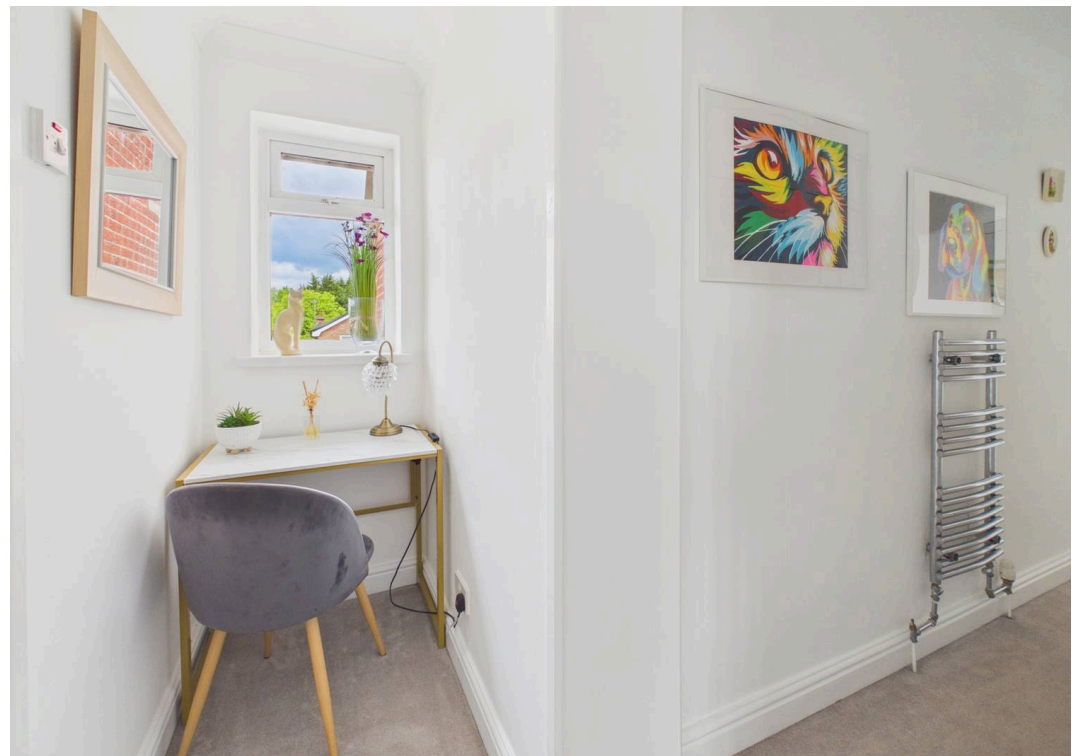
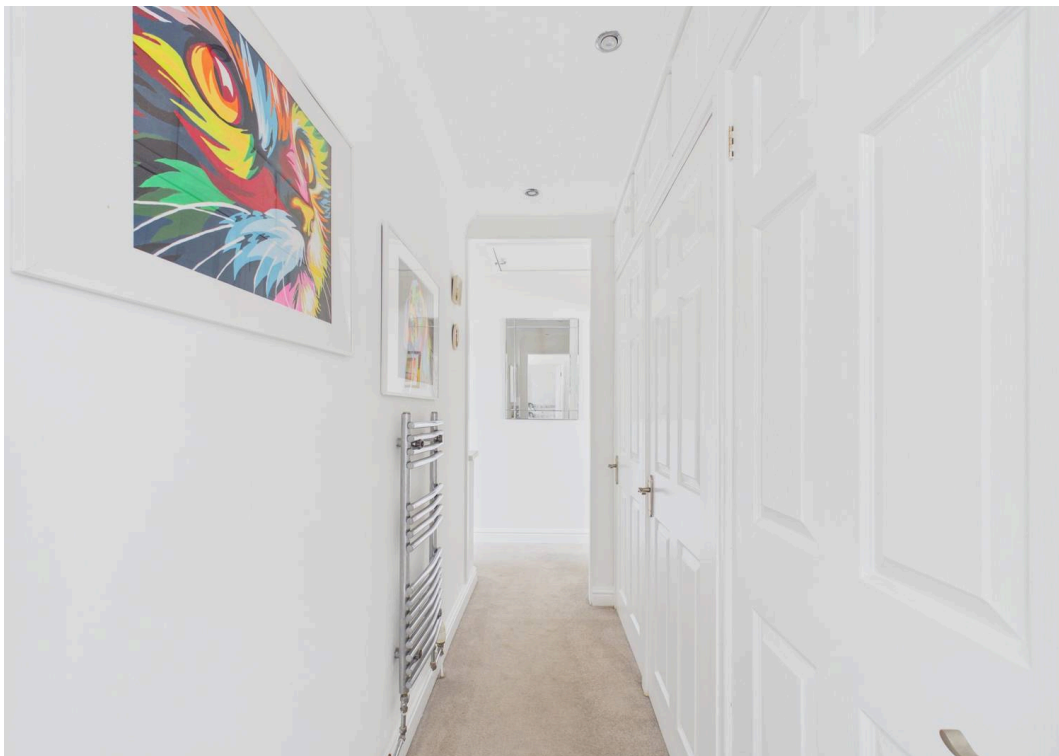




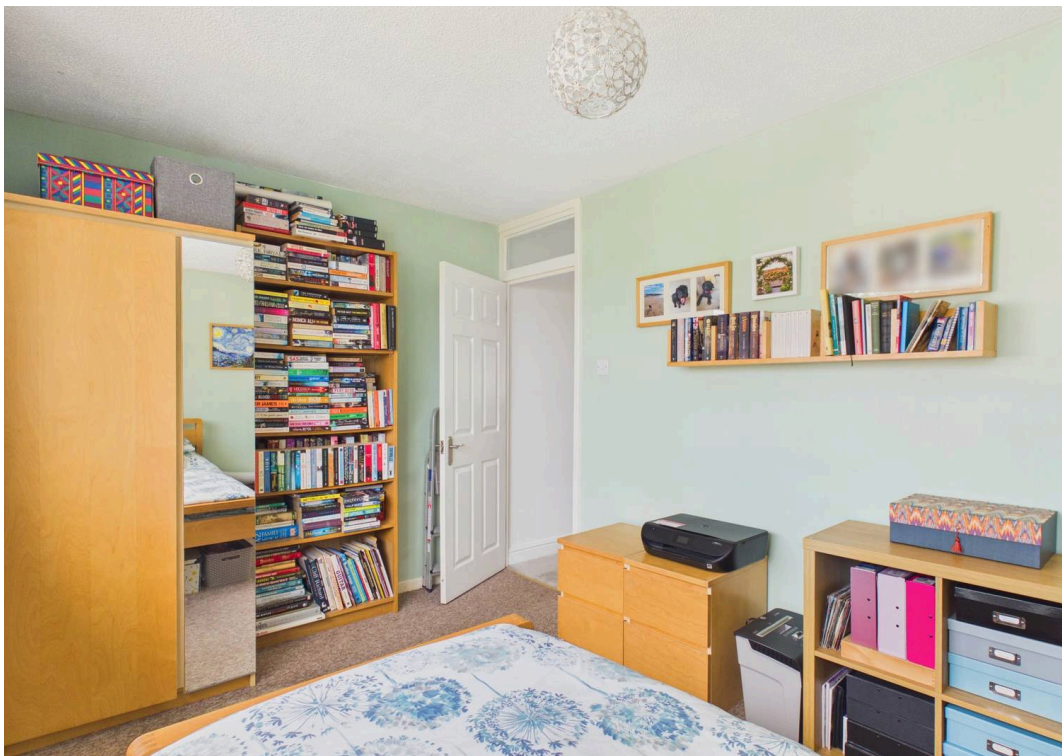




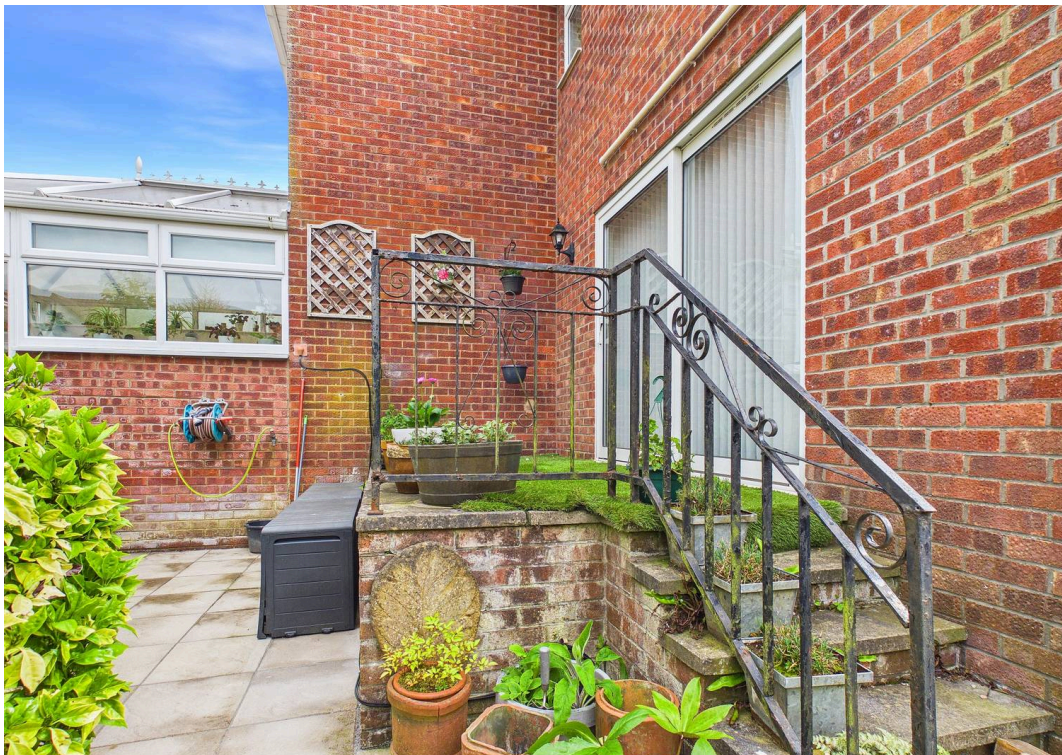


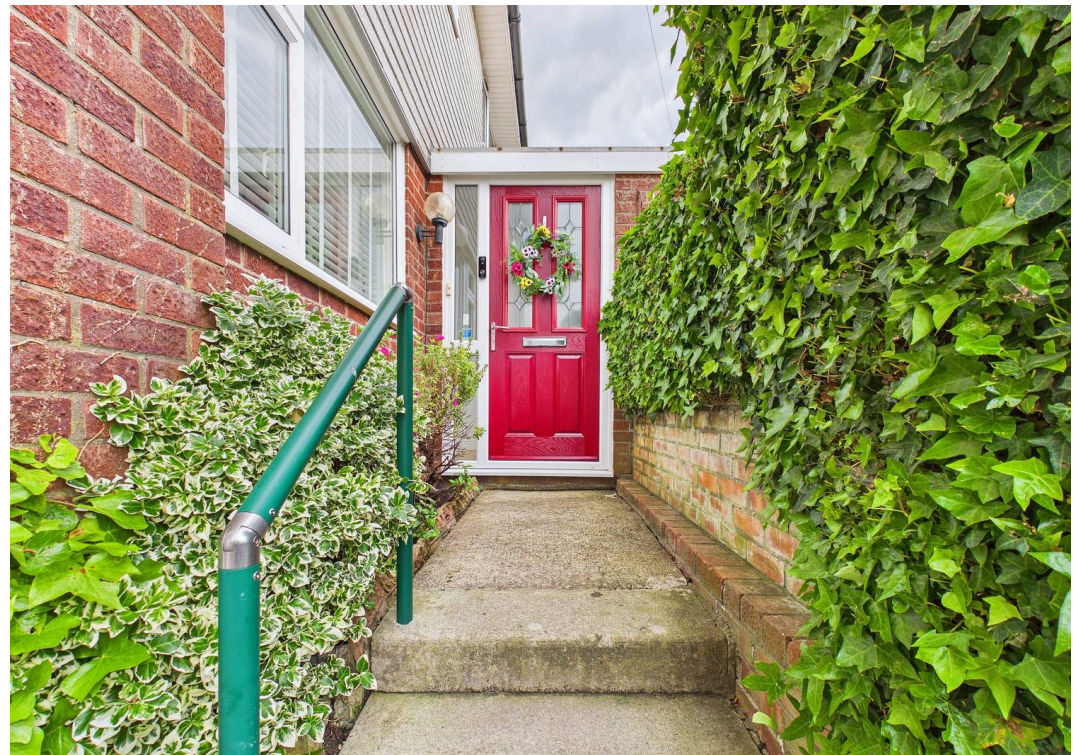














Ground Floor

**Approximate total area<sup>(1)</sup>**

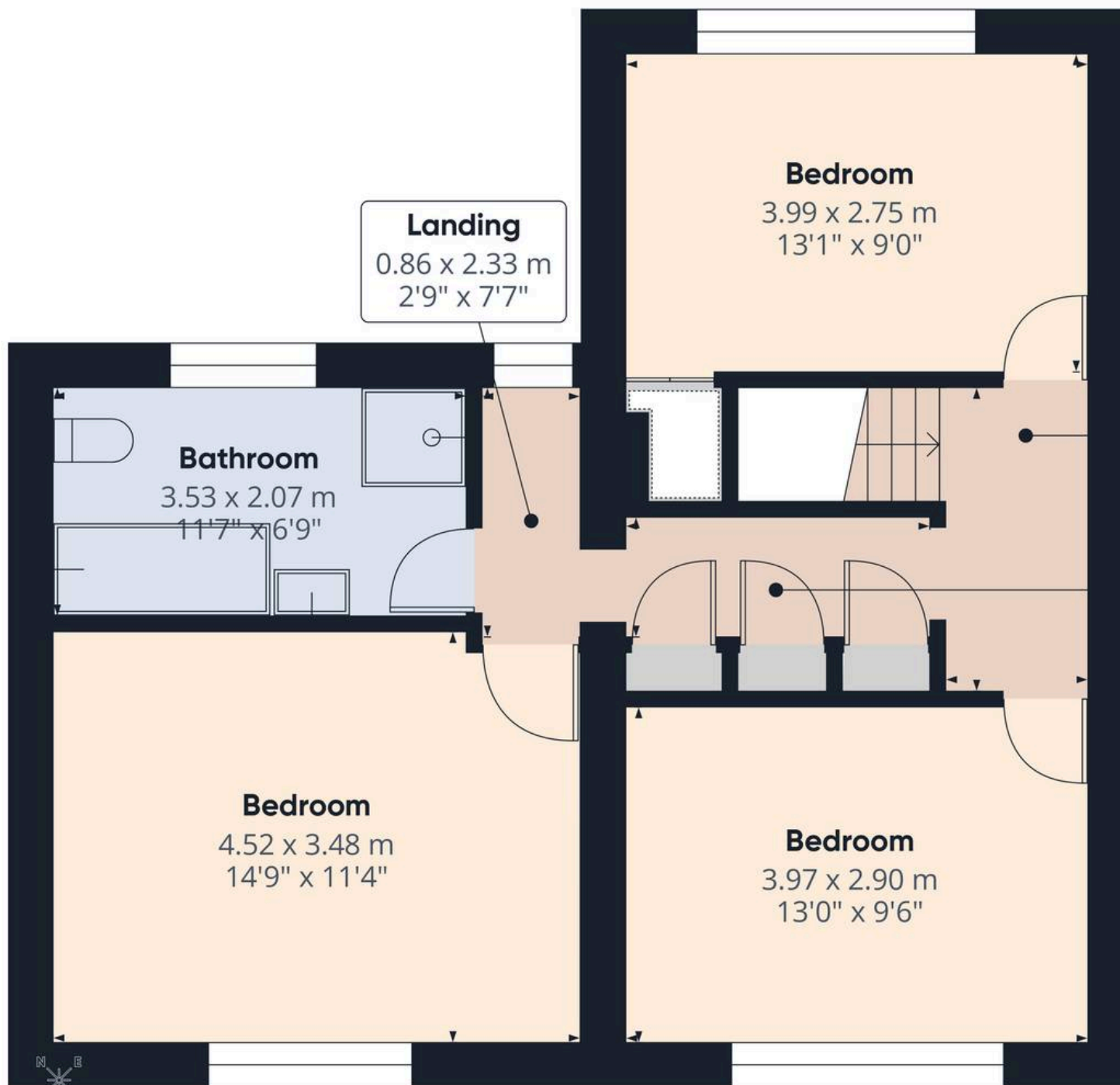
71.8 m<sup>2</sup>  
774 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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**Landing**  
0.86 x 2.33 m  
2'9" x 7'7"

**Bedroom**  
3.99 x 2.75 m  
13'1" x 9'0"

**Landing**  
1.24 x 2.47 m  
4'0" x 8'1"

**Landing**  
2.66 x 0.93 m  
8'8" x 3'0"

**Bathroom**  
3.53 x 2.07 m  
11'7" x 6'9"

**Bedroom**  
4.52 x 3.48 m  
14'9" x 11'4"

**Bedroom**  
3.97 x 2.90 m  
13'0" x 9'6"

**Approximate total area<sup>(1)</sup>**  
54 m<sup>2</sup>  
581 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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First Floor



## Chris Davies Estate Agents

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HELPFUL INFORMATION - whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.