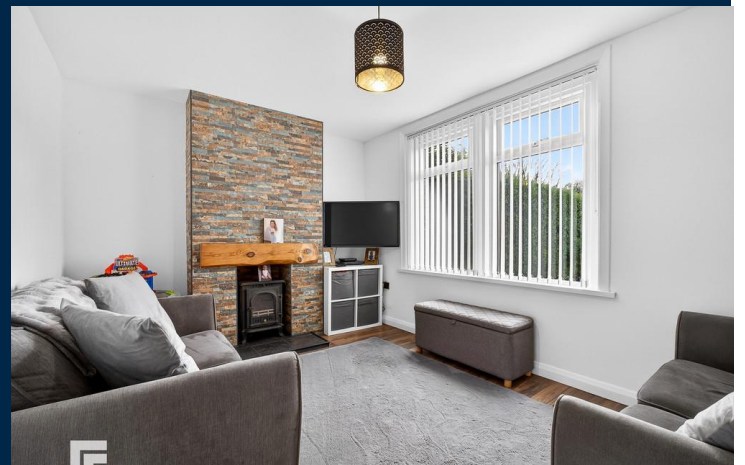




HINCHSLIFF AVENUE
BARRY
CF62 9US

ASKING PRICE OF
£270,000



SEMI DETACHED HOUSE



3



1



1



2

Nestled in the desirable neighbourhood of Colcot, Barry, this beautifully presented three-bedroom semi-detached house offers an outstanding opportunity for family living. The property boasts a very good condition throughout, making it ready to move straight in and start enjoying everything this home and location has to offer. Set on an enviable plot with generous front, back, and side gardens, this home enjoys impressive outdoor space. In addition, a driveway and garage provide ample off-road parking and secure storage. Inside, the accommodation is well-arranged and thoughtfully maintained, offering a comfortable living environment for modern families. The three well-proportioned bedrooms ensure there's plenty of room for everyone, while the family bathroom is smartly fitted. There is also fantastic scope to extend the property, subject to the usual planning permissions, allowing you to add even more space and realise your own vision for the perfect home.

ENTRANCE PORCH

Entered via double glazed front door with double glazed window to the side. Wood effect laminate flooring.

ENTRANCE HALLWAY

Continuation of flooring. Carpeted stairs rising to the first floor. Understairs storage cupboard with double glazed window to the side. Doors to Lounge & Kitchen/Dining Room.

LOUNGE

14' 0.2" x 9' 11" (4.27m x 3.02m)
Double glazed window to the front. Radiator. Continuation of flooring. Wood burner on hearth.

KITCHEN/DINING ROOM

18' 0.3" x 12' 10" (5.49m x 3.91m)
Fitted kitchen to comprise a range of base and wall units with rolled edge laminated work surfaces incorporating sink and drainer with mixer taps over. Integral fridge/freezer and washing machine. Four burner gas hob and electric oven with extractor. Breakfast bar of similar finish to work surface. Open to Dining Area with double glazed french doors providing access to the rear garden. Continuation of flooring. Radiator.

FIRST FLOOR ACCOMODATION

Carpeted stairs rising to the first floor. Double glazed window to the side. Access to the loft space. Doors to first floor rooms.

TENURE: FREEHOLD

COUNCIL TAX BAND: C

FLOOR AREA APPROX :

VIEWING: STRICTLY BY APPOINTMENT

BEDROOM ONE

8' 0.9" x 13' 0.8" (2.44m x 3.96m)
Main double bedroom with double glazed window to the front. Radiator. Laminate flooring. Fitted wardrobes.

BEDROOM TWO

9' 0.4" x 13' 0.8" (2.74m x 3.96m)
Double glazed window to the front. Radiator. Fitted carpet.

BEDROOM THREE

10' 0" x 9' 0.1" (3.05m x 2.74m)
Double glazed window to the rear. Radiator. Fitted carpet. Fitted wardrobe.

BATHROOM

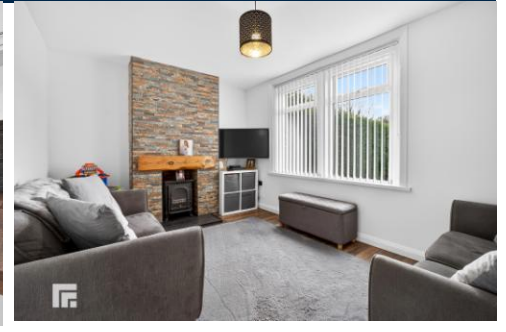
Double glazed opaque window to side and rear. Ceramic tile to floor and walls. Suite to comprise panel bath with shower over, closed cistem w.c and wash hand basin. Heated chrome towel rail.

OUTSIDE

To the front: Enclosed garden laid to lawn with private mature hedges.
To the side: Access to the front door. Garden laid to lawn. driveway providing off road parking and access to the garage.
Garage with steel up and over door. Light and power.
To the rear: Enclosed rear garden laid to paving with further artificial lawn area and chipped border with mature trees.



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