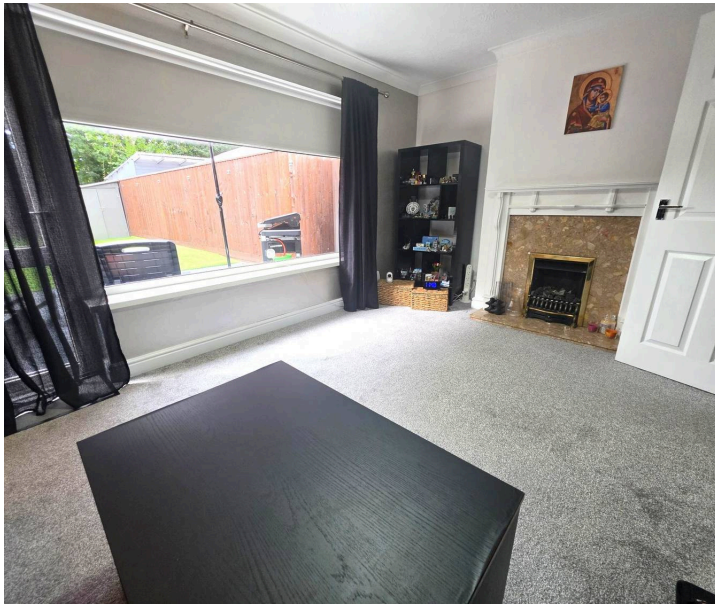
14 Laburnum Close, Barry

Barry

Guide Price **£200,000**



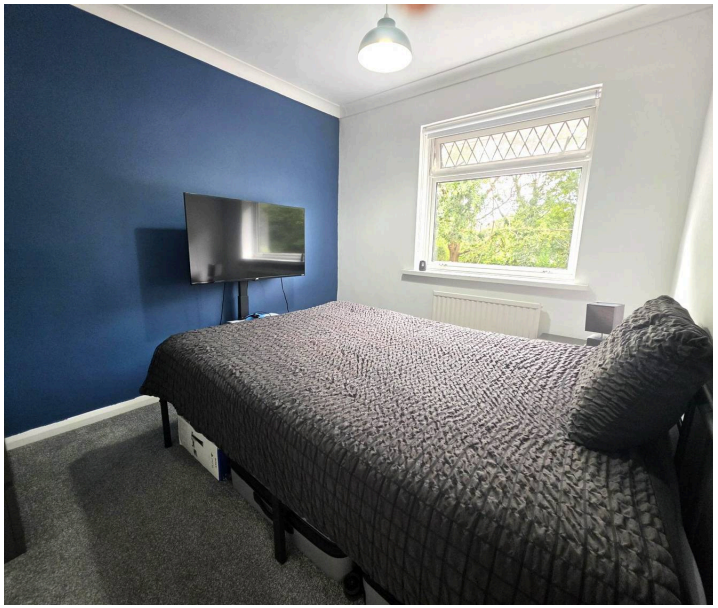
14 Laburnum Close

Barry

Well presented 3 bed terraced house in quiet cul-de-sac with modern kitchen, gardens front and rear, gas central heating, and double glazing. Ideal for first time buyers and young families.
Council Tax band: B

Tenure: Freehold

- WELL PRESENTED
- THREE BEDROOMS
- DOUBLE GLAZED
- GAS CENTRAL HEATING
- ENCLOSED FRONT AND REAR GARDENS
- IDEAL FOR FIRST TIME BUYERS
- CUL-DE-SAC POSITION



Entrance
12' 7" x 6' 1" (3.84m x 1.85m)
Enter through a half glazed PVC door with half glazed side panel into the hallway. Newly fitted carpet. Neutral decor. Radiator. Staircase rising to first floor with fitted carpet and ranch style balustrade. Doors into :-

Kitchen/ Breakfast Room
9' 9" x 12' 1" (2.97m x 3.68m)
Ceramic tiled flooring. A range of base and eye level units with white high gloss doors and complementing work surfaces. inset single bowl sink with mixer tap over. Tiling to splash back areas. New oven and hob with extractor fan over. Space and plumbing for washing machine. Space for fridge freezer. Tiling to splash back areas. Built in cupboard housing combination boiler and both gas and electric meters. PVC window to front elevation. Flat plastered ceiling with recessed lighting.

Lounge
10' 0" x 16' 4" (3.05m x 4.98m)
Newly fitted carpet, neutral decor. radiator. Feature fireplace with gas coal effect fire in-situ. Large Picture window to rear with roller blind. Glazed PVC door giving access to rear garden. Coved and textured ceiling.

Landing
Fitted carpet, Built in airing cupboard with shelving. Loft access. Doors into :-

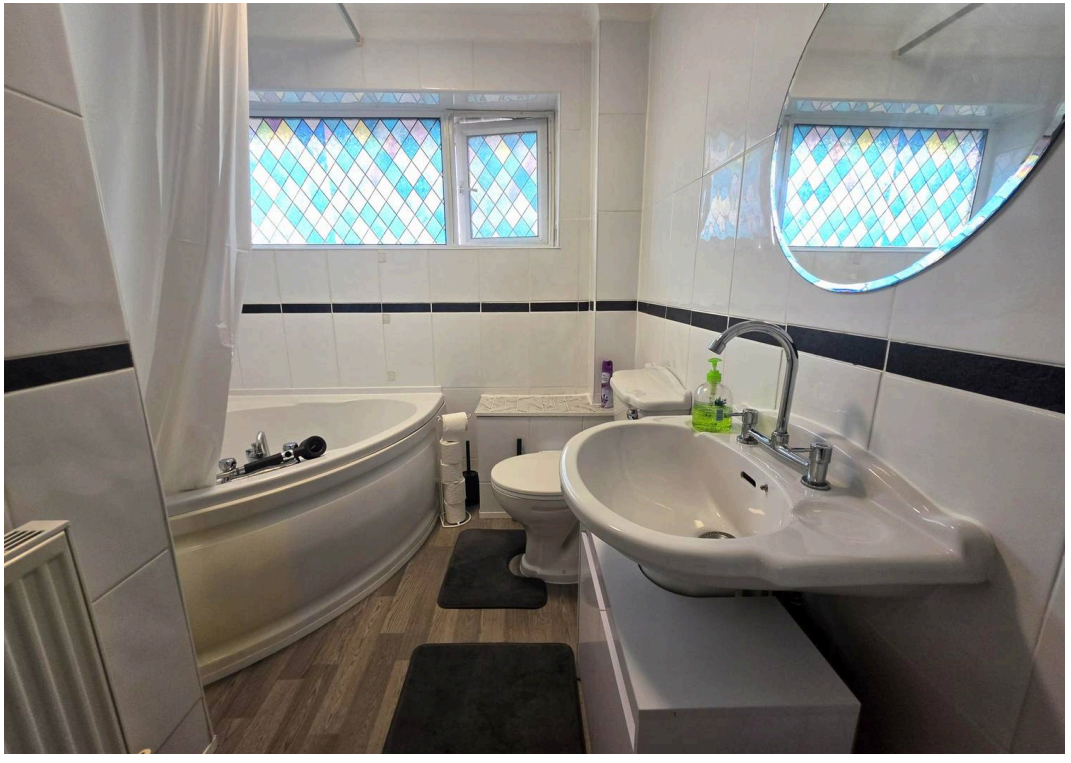
Bedroom One
8' 4" x 12' 9" (2.54m x 3.89m)
Newly fitted carpet, flat plastered walls and ceiling. Window to front. Radiator.

Bedroom Two
8' 4" x 9' 8" (2.54m x 2.95m)
Newly fitted carpet. Flat plastered walls and ceiling. Radiator. Window to rear.

Bedroom Three
5' 4" x 7' 7" (1.63m x 2.31m)

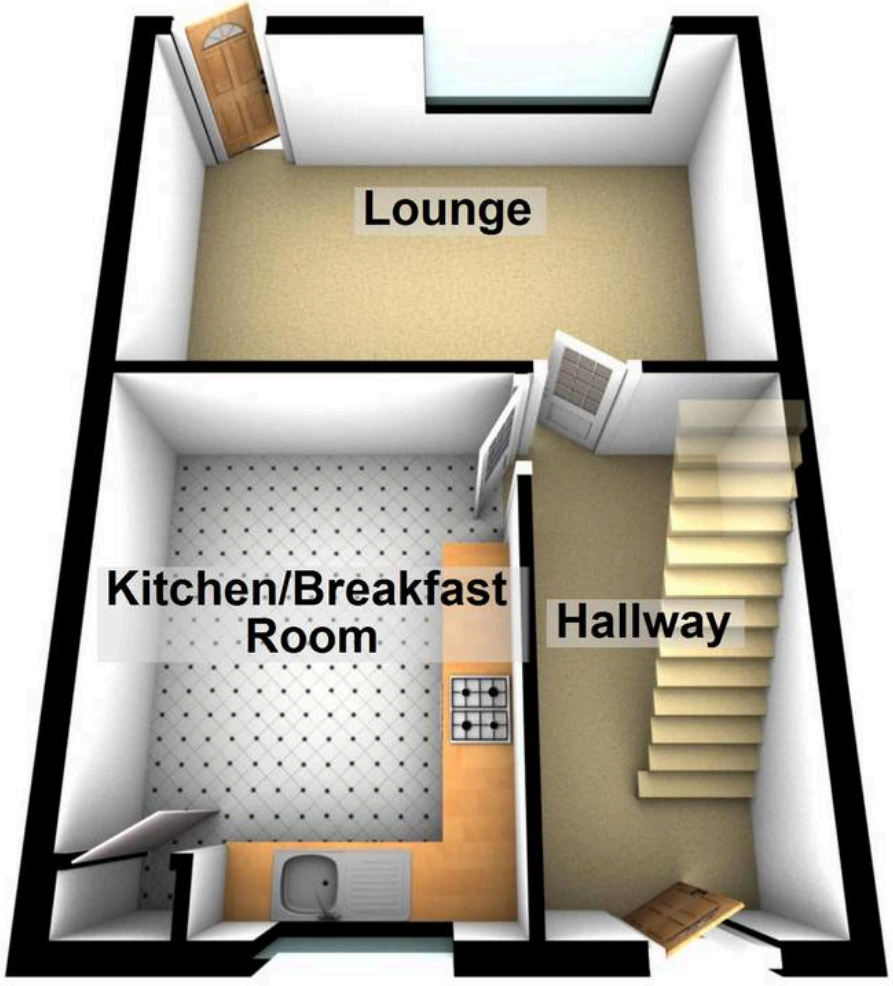
GARDEN

The front has pathway leading to entrance has bark chipping's and a feature palm tree. The rear garden is enclosed and is low maintenance. With recently fitted timber fencing and artificial lawn. Has a recently fitted gate giving rear access. Paved patio area. Garden shed to remain.



Ground Floor

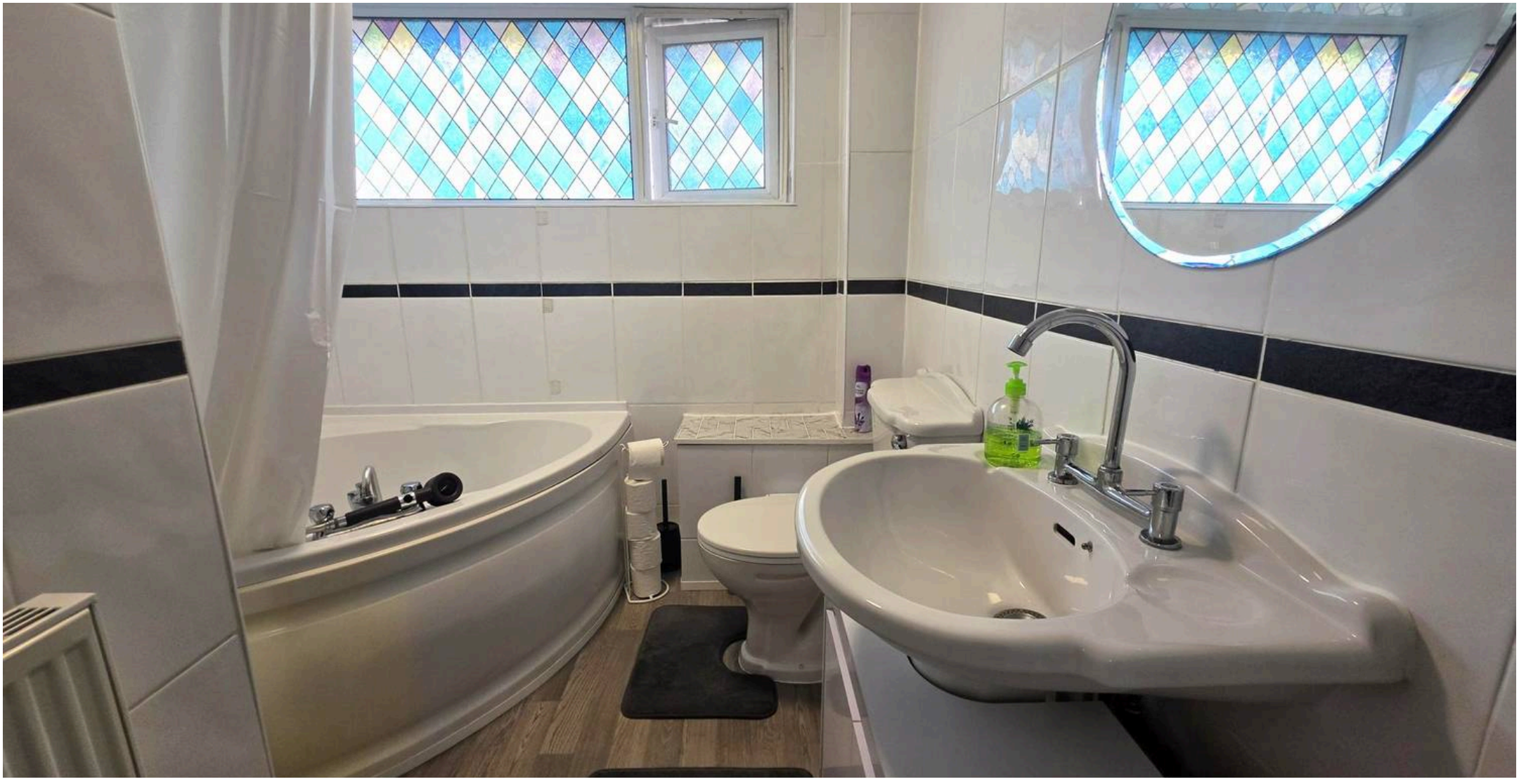
Approx. 34.4 sq. metres (370.3 sq. feet)



First Floor

Approx. 35.8 sq. metres (385.0 sq. feet)

Total area: approx. 70.2 sq. metres (755.3 sq. feet)



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