

44 Afal Sur

Barry, Vale of Glamorgan, CF63 1FX

Watts & Morgan


Our Diamond Anniversary

44 Afal Sur

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£350,000 Freehold

3 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A well presented, three bedroom detached family home situated in the popular Pencoedtre Village development enjoying elevated views. Conveniently located to Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, dual aspect living room, dining room, kitchen and ground floor cloakroom. First floor landing, primary bedroom with en-suite, second double bedroom, third single bedroom and a family bathroom. Externally the property benefits from a driveway providing off-road parking, detached single garage and a beautifully landscaped rear garden.

Directions

Cardiff City Centre – 7.0 miles

M4 Motorway – 6.4 miles

Your local office: Penarth

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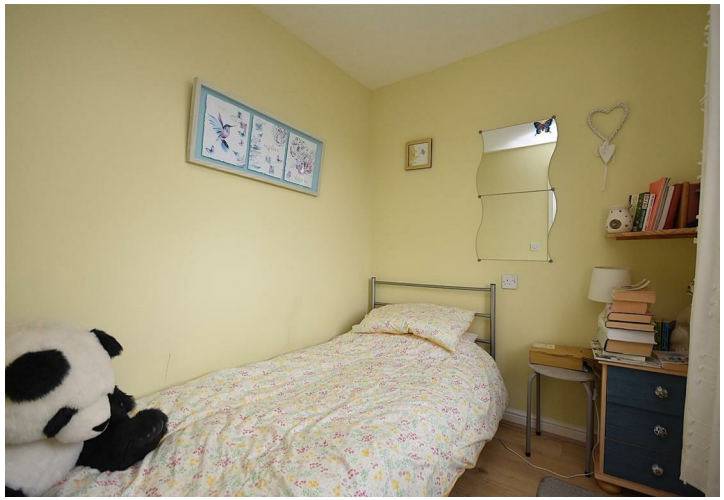












Summary of Accommodation

Ground Floor

Entered via a partially glazed uPVC door into a welcoming hallway benefitting from wood effect laminate flooring and a carpeted staircase leading to the first floor.

The dual aspect living room benefits from laminate flooring, a central feature gas fireplace, a uPVC double glazed window to the front elevation and a set of uPVC double glazed French doors providing access to the rear garden.

The dining room enjoys continuation of laminate flooring and a uPVC double glazed window to the front elevation.

The kitchen has been fitted with a range of wall and base units with roll top laminate work surfaces. Integral appliances to remain include; a 'Logic' electric oven and a 'Whirlpool' four-ring gas hob with an extractor fan over. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from tiled flooring, a partially tiled splash-back, an under-stairs storage cupboard, a stainless steel sink with a mixer tap over, a cupboard housing the wall mounted 'Worcester' combi boiler, a uPVC double glazed window to the rear elevation and a partially glazed wooden door providing further access to the rear garden.

The cloakroom serving the ground floor accommodation has been fitted with a 2-piece white suite comprising; a wash hand basin set within a vanity unit and a WC. The cloakroom further benefits from tiled flooring, a partially tiled splash-back and an obscure uPVC double glazed window to the front elevation.

First Floor

The first floor landing enjoys carpeted flooring and a uPVC double glazed window to the rear elevation.

Bedroom one is a spacious double bedroom and enjoys laminate wood flooring and a uPVC double glazed window to the front elevation. The en-suite has been fitted with a 3-piece white suite comprising; a shower cubicle with a thermostatic shower over, a wash hand basin set within a vanity unit and a WC. The en-suite further benefits from tiled flooring, partially tiled walls/splash-back, a wall-mounted chrome towel radiator and an obscure uPVC double glazed window to the side elevation.

Bedroom two is another spacious double bedroom benefitting from laminate wood flooring, a large recessed storage cupboard and a uPVC double glazed window to the front elevation.

Bedroom three is a single bedroom enjoying laminate wood flooring and a uPVC double glazed window to the rear elevation enjoying elevated views towards Barry Island.

The family bathroom has been fitted with a 3-piece white suite comprising; a panelled bath with a thermostatic shower over, a wash hand basin set within a vanity unit and a WC. The bathroom further benefits from tiled flooring, partially tiled walls/splash-backs, an extractor fan and an obscure uPVC double glazed window to the rear elevation.

Garden & Grounds

44 Afal Sur is approached off the street onto a tarmac driveway providing off-road parking, beyond which is a detached single garage with an electric roller door.

The front garden enjoys a variety of mature shrubs and borders.

The private and enclosed rear garden is partially laid to lawn with a variety of mature shrubs and borders. A large deck provides ample space for outdoor entertaining and dining.

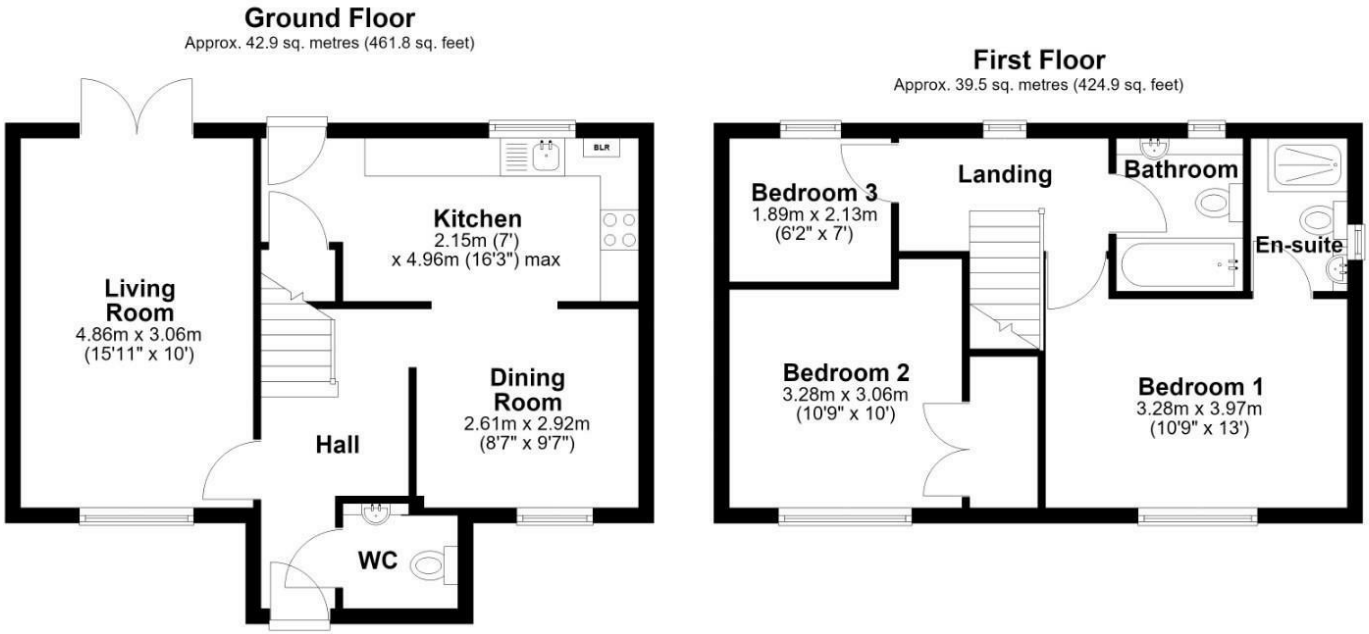
Additional Information

Freehold.

All mains services connected.

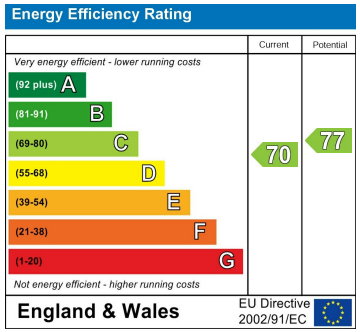
Council tax band 'E'.

EPC rating 'TBC'.



Total area: approx. 82.4 sq. metres (886.7 sq. feet)





Scan to view property

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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