





Heol Fioled, Barry

£439,950 Freehold

Stylish four bedroom detached home with modern kitchen, conservatory, en suite, south facing garden, garage, alarm, and parking for two cars in a sought-after residential area.

Council Tax band: E

EPC Energy Efficiency Rating: C

Entrance hallway
Entered via double glazed front door. Carpeted stairs to the first floor. Under stairs storage cupboard. Laminate flooring. Radiators. Doors to ground floor room.

Cloakroom
Double glazed opaque window to front. Closed cistern w.c. Wash hand basin with vanity. Heated chrome towel rail. Non slip vinyl flooring.

Sitting Room
11' 3" x 9' 6" (3.43m x 2.90m)
Currently utilised as a study but could alternatively be used as a formal dining room, play room or additional ground floor bedroom. Double glazed window to the front. Radiator. Fitted carpet.

Lounge
14' 11" x 11' 1" (4.55m x 3.38m)
Glass panelled entry door. Fitted carpet. Space saving radiator. Electric coal effect fire. Double glazed French doors to the rear.

Conservatory
23' 7" x 11' 6" (7.19m x 3.51m)
Multi functional room currently utilised as a formal dining room and additional family space. Double glazed doors to the rear. Professionally insulated and finished with white UPVC ceiling. Laminate flooring. Door to kitchen

Kitchen
11' 7" x 11' 8" (3.53m x 3.56m)
Fitted Kitchen to comprise a range of base and wall units with rolled edge laminated work surfaces incorporating brushed stainless steel and one a half bowl sink and drainer with mixer taps over. Tiled splash back. Integral dishwasher. Four burner gas hob and double electric oven with brushed stainless steel extractor over. Space for fridge/ freezer. Vinyl flooring. Radiator. Door to:

Utility Room
Double glazed window to side. Brushed stainless steel, single bowl sink and drainer. Base and wall units with recess and plumbing for appliance. Ceramic tile to splash back.

First floor landing
Carpeted stairs rising to the first floor. Radiator. Access to loft space which is partly boarded and is accessed via a metal pull-down ladder . Doors to first floor rooms

Bedroom One
12' 4" x 9' 10" (3.76m x 3.00m)
Main double bedroom with double glazed window to the rear. Fitted carpet. Radiator. Fitted wardrobes. Door to

En Suite
Double glazed opaque window to the side. Heated chrome towel rail. Closed cistern w.c and wash hand basin. Glazed shower enclosure with shower. Vinyl flooring. Ceramic tile to splash back.

Bedroom Two
11' 6" x 8' 11" (3.51m x 2.72m)
Second double bedroom with double glazed window to the front. Radiator. Fitted carpet. Fitted wardrobe.

Bedroom Three
9' 9" x 10' 3" (2.97m x 3.12m)
Double glazed window to the front . Radiator. Carpet. Fitted wardrobe.

Bedroom Four
10' 1" x 8' 8" (3.07m x 2.64m)
Double glazed window to the rear. Radiator. Fitted carpet.

Bathroom
Double glazed opaque window to the rear. Chrome heated towel rail. Panelled bath with shower attachment over. Closed cistern w.c and wash hand basin. Ceramic tile to splash back. Vinyl flooring.

AML
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FRONT GARDEN

Front garden laid to stone chippings with mature shrubs.

REAR GARDEN

Wrap-around, recently renewed deck. Door to garage. The upper garden area is laid to lawn, with mature border shrubs. The shaded lower garden area consists of mature trees and shrubs with decorative bark for low maintenance. Single car garage with steel up and over door, accessed via Upvc door from deck. Block & brick construction with concrete floor & some eaves storage. Security alarmed.

DRIVEWAY

2 Parking Spaces

Driveway providing off road parking for two vehicles . Access to the garage.

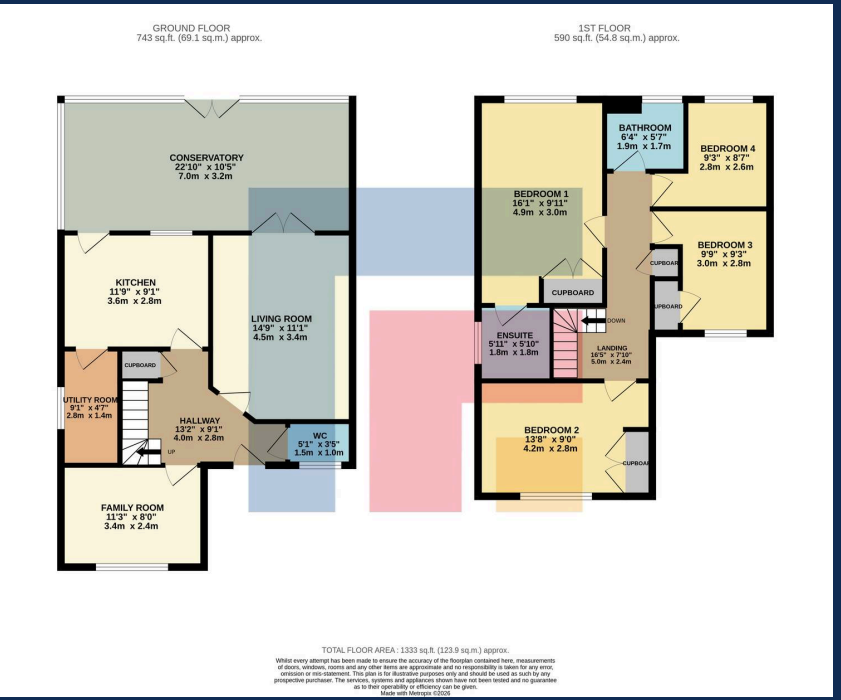












TOTAL FLOOR AREA : 1333 sq.ft. (123.9 sq.m.) approx.

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