

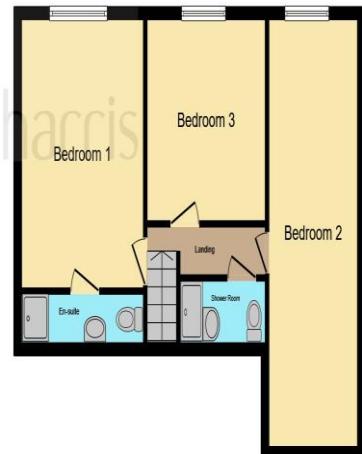


Pontypridd Road, Barry CF62 7LS

 allen & harris



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:

BRY107652 - 0019

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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welcome to Pontypridd Road, Barry

- Dormer Bungalow
- Off road parking
- Modern living

Tenure: Freehold

EPC Rating: D

- 3 double bedrooms
- Large front and rear garden

Council Tax Band: E

offers in excess of **£400,000**



Entrance

Reception Room One

16' 4" MAX x 11' 3" MAX (4.98m MAX x 3.43m MAX)

Kitchen / Diner

31' 5" max x 11' max (9.58m max x 3.35m max)

Reception Room Two / Bedroom 4

13' 9" max x 11' max (4.19m max x 3.35m max)

Conservatory

10' 7" x 9' 5" (3.23m x 2.87m)

Bath And Shower

Landing

Bedroom One

23' max x 8' 7" max (7.01m max x 2.62m max)

En Suite Shower Room

Bedroom Two

31' 4" max x 7' 11" max (9.55m max x 2.41m max)



Bedroom Three

10' 10" max x 9' max (3.30m max x 2.74m max)

Outside

Rear Garden

Front Garden



01446 747878



barry@allenandharris.co.uk



21 High Street, BARRY, South Glamorgan, CF62 7EA



allenandharris.co.uk