



Cwrt Edward, Barry CF62 5AS

welcome to

Cwrt Edward, Barry

A fantastic property boasting four bedrooms, a large open-plan living room/kitchen, integrated garage, two bathrooms plus downstairs cloakroom, and a spacious enclosed garden. An ideal family home, early viewing is highly recommended.

Frontage

Hall

W.C.

Garage

16' 9" x 7' 9" (5.11m x 2.36m)

Lounge/Diner

25' 2" x 11' 6" (7.67m x 3.51m)

Kitchen

12' 10" x 9' 2" (3.91m x 2.79m)

Landing

Bedroom One

12' 7" x 11' 8" (3.84m x 3.56m)

En-Suite

7' 11" x 4' 9" (2.41m x 1.45m)

Bedroom Two

15' 11" x 10' 8" (4.85m x 3.25m)

Bedroom Three

11' 3" x 8' 8" (3.43m x 2.64m)

Bedroom Four

8' 8" x 8' 2" (2.64m x 2.49m)

Bathroom

9' 6" x 6' 8" (2.90m x 2.03m)

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase goes ahead.





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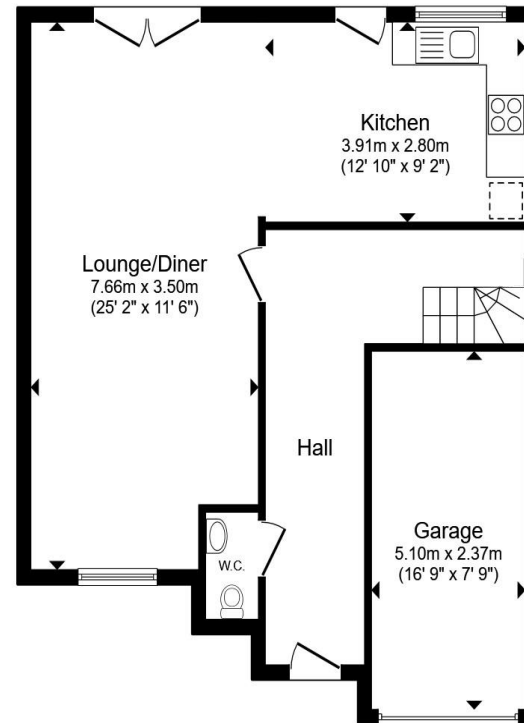
Cwrt Edward, Barry

- 4 BEDROOMS
- DETACHED
- GARAGE AND DRIVEWAY
- CORNER PLOT
- GREAT LOCATION

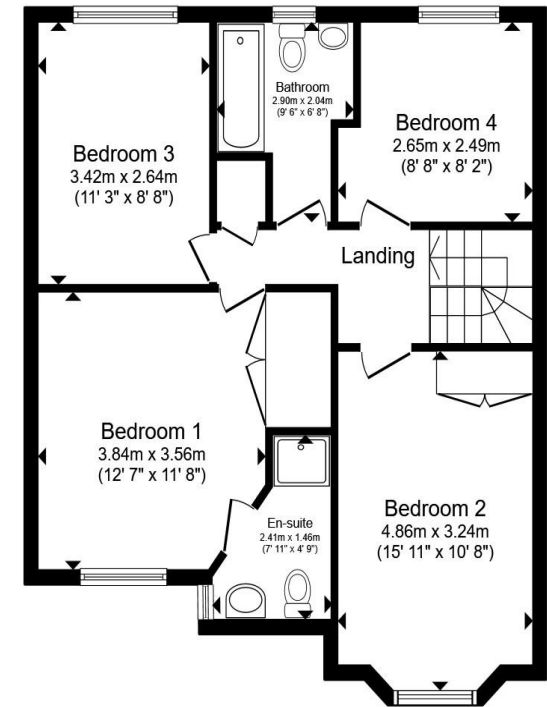
Tenure: Freehold EPC Rating: C

Council Tax Band: E

£390,000



Ground Floor



First Floor

Total floor area 129.8 m² (1,397 sq.ft.) approx

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.propertybox.io

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Property Ref:
BRY108344 - 0003

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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 allen & harris



01446 747878



barry@allenandharris.co.uk



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



allenandharris.co.uk