



18 Enfield Drive

Barry, CF62 8NU

Price £299,950

HARRIS & BIRT



An excellent opportunity to purchase this spacious, three bedroom, semi-detached property with adjacent converted office/studio in a sizeable corner plot. The property situated in the ever popular Hunters Ridge development within Highlight Park. The property benefits from accommodation that is found in excellent condition throughout and briefly comprises; entrance hall, living room, kitchen, dining room and sun room to the ground floor, three bedrooms and a family bathroom to the first floor. There is plenty of space for off road parking to front with a private and secluded rear garden, sizeable, and situated on a large corner plot.

In the ever popular Hunter's Ridge development, within close proximity to a range of local amenities including bus stop, shops and schooling. Easy access to the main road network brings major centres within comfortable commuting distance including the capital city of Cardiff, Swansea, Bridgend, Llantrisant etc. Close proximity to local amenities including Porthkerry Park, The Knap and Barry Island. Barry has excellent access links through to Cardiff, rural vale of Glamorgan via the newly constructed five mile lane and easy link to M4 corridor.

- Attractive Semi-Detached Property
- Converted Home Office/Studio
- Large Gardens
- Found in Excellent Condition
- Corner Plot
- Off Road Parking
- Sun Room to Rear
- EPC: D

Accommodation

Ground Floor

Entrance

The property is entered via front door with decorative glazed vision panels into porch. Wood effect flooring. Pendant ceiling light. Solid door through to living room.

Living Room

Large window overlooking front. Stairs to first floor landing with concealed storage underneath. Continuation of flooring from porch. Decorative tongue and grooved panel feature wall. Radiator. Pendant ceiling light. Glazed door to dining room.

Dining Room

Wood effect flooring. Radiator. Pendant ceiling light. Sliding door through to;

Sun Room

Glazed to two sides set on dwarf brick wall with deep sill. Polycarbonate mono-pitched roof with pendant ceiling light. Door opens out onto rear patio. Wood effect flooring. Radiator.

Kitchen

Fitted traditional style kitchen with features to include: a range of wall and base units set under and over granite effect worktops and tiled splashbacks. Inset single bowl sink with mixer tap and draining grooves. Countertop four ring gas hob with electric extractor hood over. Electric fan assisted oven below. Integrated fridge/freezer behind matching decor panel. Space for undercounter tumble dryer. Plumbing for undercounter washing machine. Part

glazed door onto rear patio with window to side. Wood effect vinyl flooring. Pendant ceiling light.

First Floor

Landing

Stairs from ground floor onto first floor landing. Recessed storage cupboard with shelving. Loft access hatch. Fitted carpet. Pendant ceiling light. Doors to all first floor rooms.

Master Bedroom

Window overlooking front garden. Double fitted wardrobes. Cupboard housing wall mounted Worcester gas combination boiler (only 2 years old). Fitted carpet. Radiator. Pendant ceiling light.

Bedroom Two

Window overlooking rear garden. Fitted carpet. Radiator. Pendant ceiling light.

Bedroom Three

Window overlooking front garden. Recessed storage cupboard. Fitted carpet. Radiator. Pendant ceiling light.

Bathroom

Modern fitted suite with features to include: panelled bath with wall mounted mains connected shower, rainfall shower head and further shower head fitment. Set behind a glazed shower screen. Vanity unit containing hidden cistern low level WC and countertop sink with mixer tap and storage below. Part tiled walls. Tiled flooring. Obscure glazed window to rear. Vertical wall mounted towel warmer. Pendant ceiling light.

Outside

The property enjoys a tucked away corner plot situated on a small cul-de-sac with off road driveway parking to the front. Area of Cotswold chippings. Path leading to an enclosed front garden mainly laid to lawn. Pedestrian side gate offers access into the rear garden. The rear garden offers a spacious and versatile area to the side laid to Cotswold stone chippings. Leads to a wrap around paved patio to the rear with access from the conservatory and kitchen. Flat area of lawn with Cotswold chipping borders. Mature plum and cherry tree. Further seating area to the rear laid to Cotswold chippings. Boundaries are made private via close boarded fencing and wall.

Detached Home Office/Workshop

The garage has been converted into useful home office/storage space. Window to front. Part obscure glazed door into rear garden. Partition wall separating office from storage. Wood effect vinyl flooring. Loft access hatch. Ceiling spotlighting.

Services

All mains services are connected to the property. Gas central heating via boiler housed to master bedroom. UPVC double glazing throughout.

Disclaimer

Please note the vendor of the property is a relative of a Director of Harris & Birt.

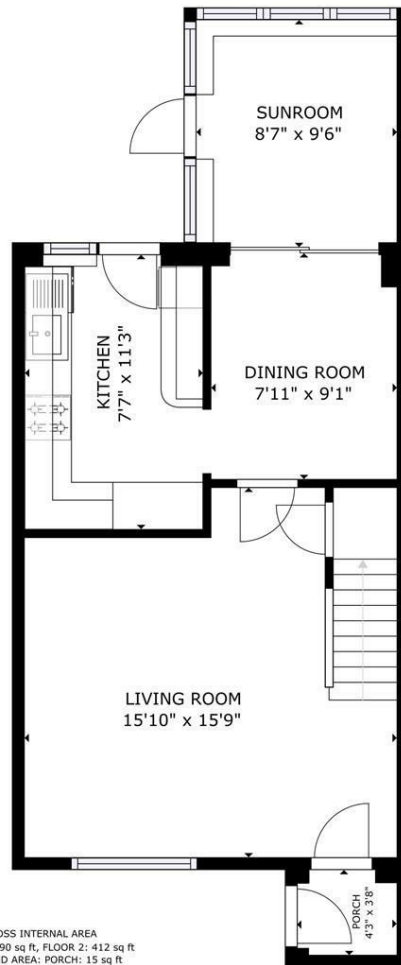






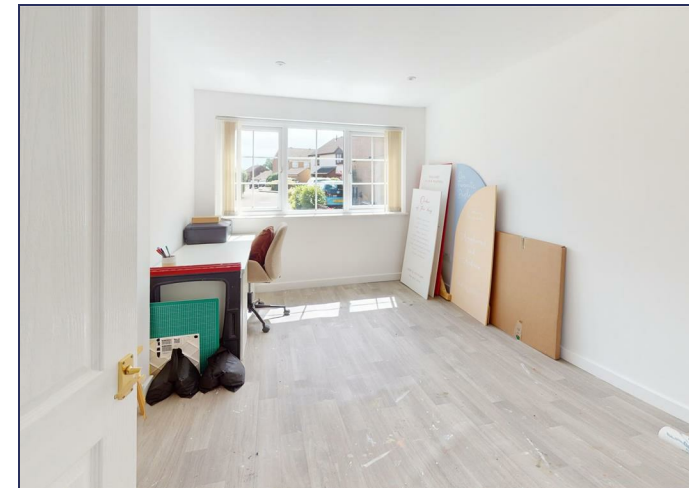
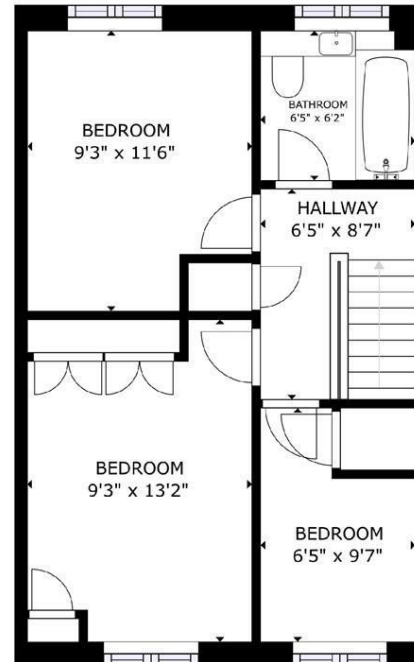
*dream big
little one*





GROSS INTERNAL AREA
FLOOR 1: 490 sq ft, FLOOR 2: 412 sq ft
EXCLUDED AREA: PORCH: 15 sq ft
TOTAL: 902 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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