

Heol Pantycelyn,
Barry,
The Vale Of Glamorgan.
CF62 7BZ

250,000



- WEST END LOCATION
- THREE BEDROOMS
- DOUBLE GLAZED
- GAS CENTRAL HEATING
- ENCLOSED GARDEN
- OFF ROAD PARKING
- CLOSE TO AMENITIES
- GOOD SCHOOL CATCHMENTS AREA.
- NO ONGOING CHAIN

Ref: PRB10221

Viewing Instructions: Strictly By Appointment Only



General Description

WEST END LOCATION. Daniel Matthew are pleased to offer to market this semi-detached house. Comprising of hallway, lounge, kitchen, inner hallway and bathroom to the ground floor. Landing and three bedrooms to the first floor. Benefiting from double glazing, gas central heating an enclosed larger than average rear garden and off road parking. Views of the Bristol channel from upper floor. Situated close to Alexander gardens, the local high street and the local bus route. It is positioned in a good catchments area for several schools. Offered for sale with no ongoing chain. Viewing is highly recommended to fully appreciate this lovely family home. Call 01446 502806 to book your appointment.

Accommodation

Entrance Hallway

UPVC Door, obscured glass panel, Wall mounted consumer unit, Artex ceiling, painted walls, fitted carpet, stairs with fitted handrail leading to 1st floor, Door leading to Lounge



Lounge (13' 06" Max x 13' 03") or (4.11m Max x 4.04m)

UPVC double glazed window front aspect, Fitted carpet, painted walls, Artex ceiling, coving, Electric fire to remain door leading to inner hallway



Inner Hallway

Built in storage under stairs housing wall mounted combi boiler, door leading to kitchen, bathroom and UPVC door to side for outside access



Bathroom (5' 05" x 6' 08") or (1.65m x 2.03m)

Two obscured glass windows. Artex ceiling, part tiled park painted walls, Vinyl flooring, three piece white suite comprising of bath with wall mounted electric shower, wash hand basin separate taps, low level WC, Radiator



Kitchen (9' 09" x 9' 01") or (2.97m x 2.77m)

UPVC Double glazed window rear aspect, Artex ceiling, vinyl flooring, tiled painted walls, combination high gloss white with complimentary worktops. Stainless steel sink mixer tap, washing machine, freestanding oven, built in storage cupboard

Landing

UPVC double glazed window side aspect, attic access



Bedroom One (10' 04" x 12' 0" Min) or (3.15m x 3.66m Min)

UPVC double glazed window front aspect with views of the Bristol Channel, fitted carpet, Artex ceiling, coving, painted walls, radiator built in double storage cupboard.



Bedroom Two (7' 09" x 12' 01") or (2.36m x 3.68m)

UPVC double glazed window rear aspect, Artex ceiling, coving, fitted carpet, painted papered walls



Bedroom Three (9' 11" x 8' 01") or (3.02m x 2.46m)

UPVC double glazed window rear aspect, Artex ceiling, coving, fitted carpet, radiator



Garden

Large Garden, laid lawn, part wooden fence, part wire fence boundaries, concrete path, outside tap and electric, Metal shed to remain

Outside

Front : Part hedgerow part fence boundaries. Wrought iron gate leading to path and step leading to front door, double wrought iron gate leading to concrete slab driveway, laid lawn

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: 71

Tenure

We are informed that the tenure is Freehold

Length of lease: .

Ground Rent

Service Charge

Council Tax

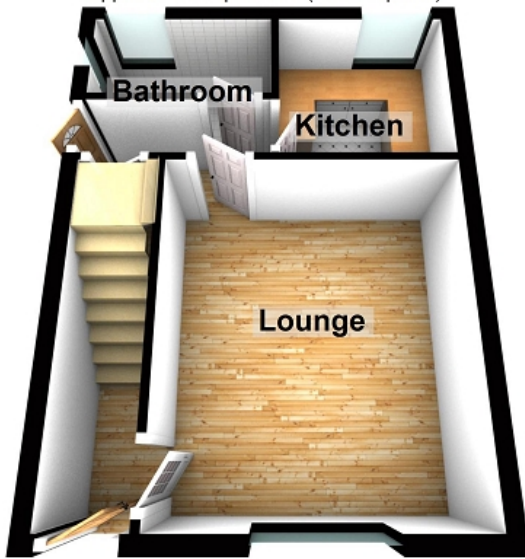
Band C

Deposit: NOT KNOWN



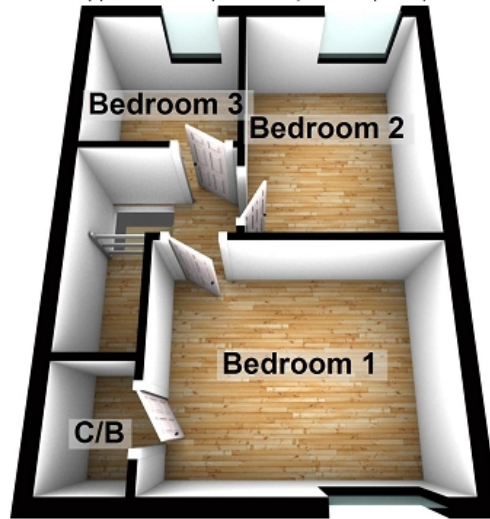
Ground Floor

Approx. 27.8 sq. metres (298.8 sq. feet)



First Floor

Approx. 27.8 sq. metres (298.8 sq. feet)



Total area: approx. 55.5 sq. metres (597.5 sq. feet)

Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.