



Winston Road, Barry, The Vale Of Glamorgan. CF62 9SZ

£190,000



Daniel Matthew Estate Agents
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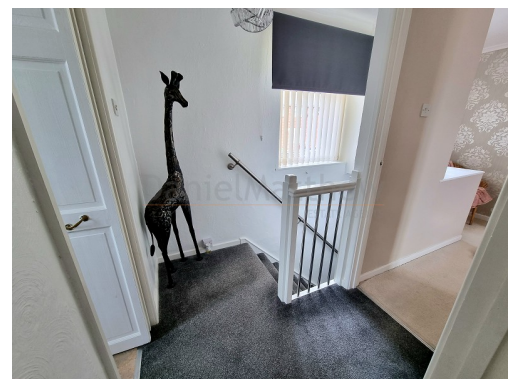
DanielMatthew
ESTATE AGENTS



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Daniel Matthew Estate Agents are pleased to offer for sale this well presented, semi-detached property situated in the popular sought after location of Colcot. Property comprises hallway, lounge, kitchen and conservatory, to the first floor two double bedrooms and bathroom. Further benefits are front and rear garden, detached single garage with power and lighting, off road parking, close to popular school catchment, within easy access to the M4 corridor, Cardiff, Rhoose,



Hallway

Enter via a white UPVC double glazed front door leading into hallway, textured ceiling, textured walls with one feature papered wall, wood effect laminate flooring, stairs leading to first floor, radiator, doors leading into:-

Kitchen (14' 09" Max x 7' 05") or (4.50m Max x 2.26m)

UPVC double glazed window to front aspect, UPVC double glazed door leading to side garden, plastered ceiling with spot lights, tiled walls, wood effect laminate flooring, a range of matching wall and base units with complimentary work surfaces, stainless steel with with drainer and mixer tap, electric oven with four ring electric hob and extractor fan, plumbing for washing machine, space for fridge/freezer and tumble dryer, radiator, storage cupboard.

Lounge (19' 07" x 10' 05"Max Max) or (5.97m x 3.18m Max)

UPVC double glazed sliding doors leading to conservatory, papered ceiling, plain walls with one feature papered wall, fitted carpet, radiator, electric fire place and surround to remain.

Conservatory (12' 06" x 11' 00") or (3.81m x 3.35m)

Dwarf brick wall, fitted carpet, radiator, UPVC double glazed patio doors leading to rear garden.

Landing

UPVC double glazed window to front aspect, textured ceiling, textured walls, fitted carpet, loft access, doors leading into:-

Bedroom One (16' 08" Max x 8' 09") or (5.08m Max x 2.67m)

Two UPVC double glazed windows to front and rear aspect, papered ceiling with coving, plain walls with one papered feature wall, fitted carpet, radiator.

Bedroom Two (10' 06" x 8' 06") or (3.20m x 2.59m)

UPVC double glazed window to side aspect, plain ceiling with coving, plain walls with one feature papered wall, fitted carpet, built in fitted wardrobes, storage cupboard housing wall mounted combination boiler, radiator.

Bathroom (5' 09" x 5' 04") or (1.75m x 1.63m)

UPVC double glazed obscured window to side aspect, plain ceiling, part plain part tiled walls, tiled flooring, three piece white suite comprising low level WC, pedestal wash hand basin, panelled bath with mixer tap and electric shower, radiator.

Outside

Front - Enter via a iron gate, pathway leading to front door, low maintenance front garden.

Rear - Pavio patio area, steps leading down to laid to lawn area, brick boundaries, side access to garage and off road parking.

Garage (20' 00" x 12' 03") or (6.10m x 3.73m)

Up and over door, power and lighting.

Services

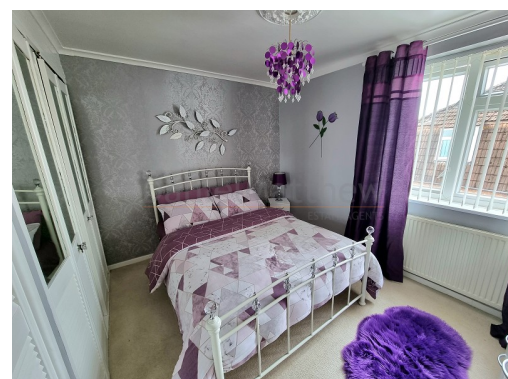
This property has the following services: Mains electricity, mains water, mains gas, mains drainage

Tenure


The resale tenure for this property is Freehold

Council Tax

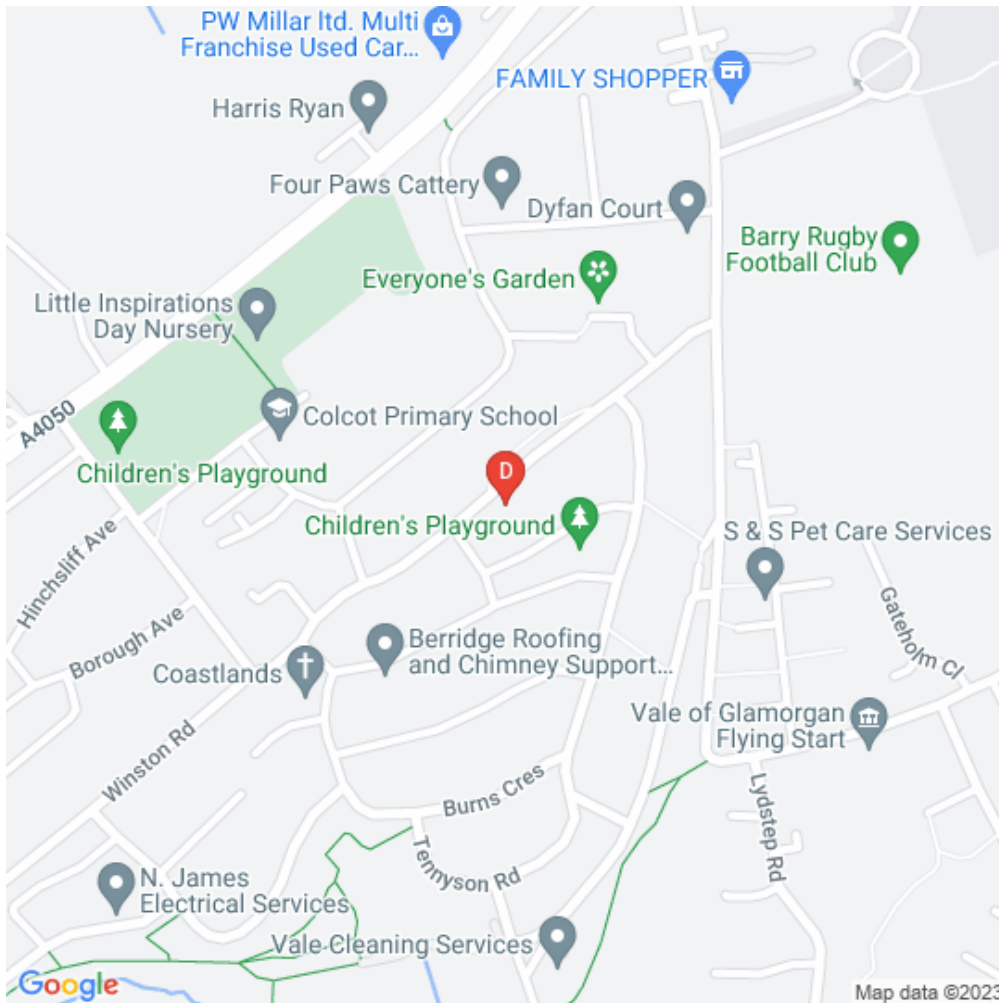
The council tax for this property is band C





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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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.