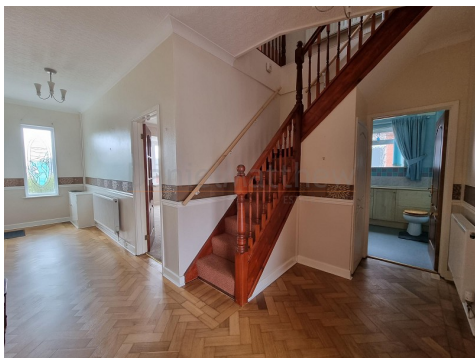




Park Road, Barry, The Vale Of Glamorgan. CF62 6NW

£460,000



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ESTATE AGENTS



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Daniel Matthew estate agents are pleased to offer to the market this well presented detached bungalow. The property comprises of Hallway, lounge, kitchen/breakfast room, dining/family room, bedroom one and a family bathroom to the ground floor. A good sized dormer bedroom to the first floor. The property benefits from double glazing gas central heating, views across the Bristol channel, an enclosed rear garden and off road parking for several cars. Viewing's are highly recommended to fully appreciate. Call 01446 502806 to book your appointment.



Hallway

UPVC Stained glass door. Built in cupboard housing the consumer unit. Original Parquet flooring. Papered walls, papered ceiling and coving. Two radiators. Staircase rising to first floor with fitted carpet & spindle balustrade & additional hand rail, built in under stairs storage. 2 single pendant lights

Lounge (17' 02" Max x 14' 04") or (5.23m Max x 4.37m)

UPVC bay window. Fitted Carpet. Papered walls, papered ceiling and coving. Radiator. Stone fireplace, log effect gas inset fire. Single pendant light fitting and 2 wall lights.

Kitchen/ Breakfast Room (18' 05" x 9' 09") or (5.61m x 2.97m)

UPVC window to front with channel views. Ceramic tiled floor. A range of base and eye level units with complementary Quartz work surface. Inset stainless steel sink with mixer tap. Integrated NEF oven and microwave, NEF four ring gas burner hob with stainless steel cooker hood. Integrated fridge/freezer, washing machine and dishwasher. Tiling to splash back area. Partially papered wall.

Open plan to breakfast area with continuation of flooring and decor. Double base unit with quartz work surface. Radiator. Wall mounted combi boiler. UPVC door with glazed panel to side access. UPVC window with side views. Textured ceiling and coving. Two pendant light fittings

Family Room (14' 10" x 10' 09") or (4.52m x 3.28m)

Four panel Bi-Fold doors with built in blinds. Parquet flooring. Papered walls, ceiling and coving. Radiator. Single pendant light fitting.

Bathroom (7' 04" x 7' 03") or (2.24m x 2.21m)

Obscured window to side. Vinyl flooring. 3 piece white suite comprising of concealed back w/c. Wash hand basin inset to vanity with mixer tap. Shaped bath with shower head and mixer tap. Electric shower and glass shower screen. Partially tiled walls. Heated towel rail.

Bedroom One (10' 08" x 14' 08" Max) or (3.25m x 4.47m Max)

UPVC patio door to rear garden. Parquet floor, Papered walls, ceiling and coving. Radiator. Built in wardrobes.

En Suite

Ceramic tile flooring. Close coupled WC, pedestal wash hand basin and a double shower cubicle with shower running from mains.

Bedroom Two (21' 02" Max x 14' 11") or (6.45m Max x 4.55m)

Carpet flooring, papered walls. Vaulted ceiling, feature beams. Radiator. Range of built in wardrobes. Built in window seat, UPVC window to the front with panoramic sea views across the channel.

Outside

FRONT Block paved driveway for several cars. Steps leading up to verandah and entrance. Gate giving side access.

REAR An enclosed low maintenance rear garden with paved patio area. Raised flower beds. Garden shed/summer house. side access.

Services

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

Tenure

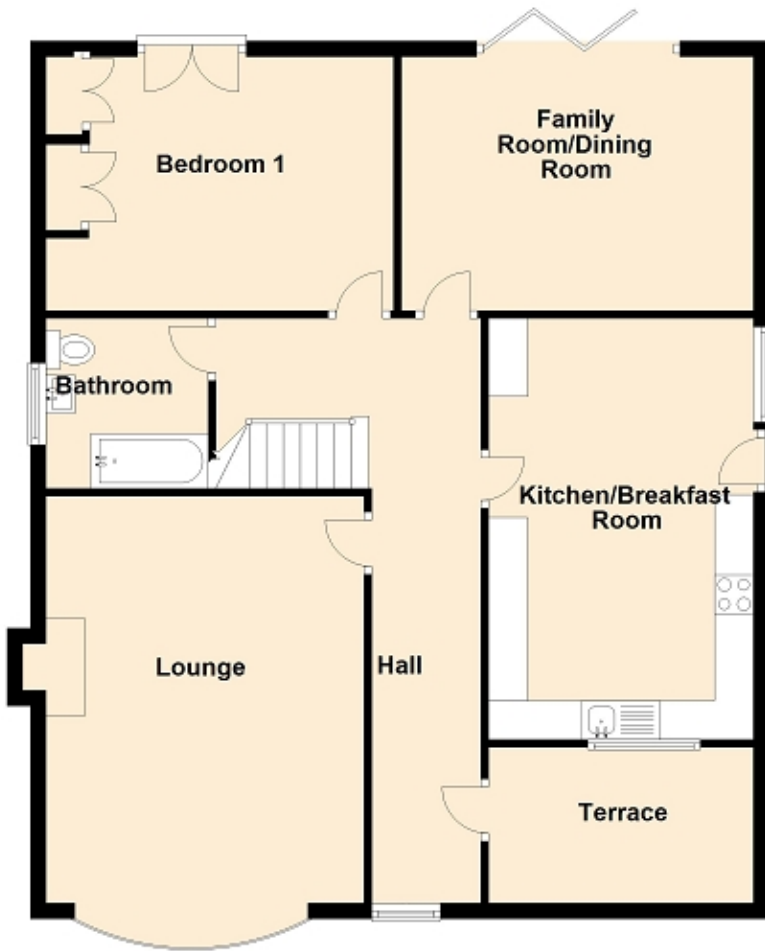
The resale tenure for this property is Freehold





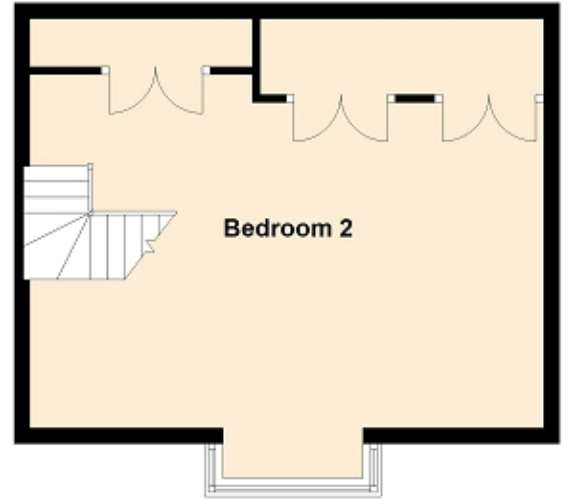
Ground Floor

Approx. 99.4 sq. metres (1070.2 sq. feet)




First Floor

Approx. 35.4 sq. metres (380.9 sq. feet)



Total area: approx. 134.8 sq. metres (1451.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(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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