



Aneurin Road, Barry, The Vale Of Glamorgan. CF63 4PP

Offers In Excess Of £190,000



Daniel Matthew Estate Agents
14 High Street, Barry. CF62 7EA
01446 502 806

DanielMatthew
ESTATE AGENTS



**Aneurin Road, Barry, The Vale Of Glamorgan.
CF63 4PP**

Offers In Excess Of £190,000

LOVELY MATURE GARDEN Daniel Matthew estate agents are pleased to offer to the market this traditionally built semi-detached property. comprising of hallway, lounge, dining room, kitchen and WC to ground floor. Landing three bedrooms, separate WC and a shower room to the first floor. The property benefits from double glazing, gas central heating and has enclosed front and rear gardens. Situated in the heart of Barry close to the town centre and all local



Entrance

Enter through Half glazed UPVC door into the hallway. Fitted carpet, window to side. staircase rising to upper floor with fitted carpet, handrail and under stairs storage cupboard.

Lounge (11' 03" x 12' 06") or (3.43m x 3.81m)

Fitted carpet, neutral decor. Large picture window to front with vertical blinds. Feature chimney breast with wooden fire surround. openings either side into :-

Dining Room (9' 08" x 11' 03") or (2.95m x 3.43m)

Continuation of fitted carpet and neutral decor. Radiator. Window to rear with vertical blind. Overlooking the garden. Glazed panelled door into :-

Kitchen (9' 08" Max x 7' 09") or (2.95m Max x 2.36m)

Vinyl flooring. A range of base and eye level units with complementing work surfaces. Inset single drainer sink with mixer tap over. Spaces for slot in cooker and washing machine. Window to rear. Door giving access to rear garden. Further door into :-

Cloakroom/w.c

Vinyl flooring, close coupled WC and a wall mounted wash hand basin. Obscure window to side.

Landing

Fitted carpet, window to side. Textured ceiling with loft access. Doors accessing :-

Bedroom One (12' 0" x 9' 09" Min) or (3.66m x 2.97m Min)

Fitted carpet, neutral decor. Original picture rail. Radiator. window to rear.

Bedroom Two (10' 08" Min x 11' 04") or (3.25m Min x 3.45m)

Fitted carpet, radiator, built in wardrobe. Window to front elevation.

Bedroom Three (8' 04" Max x 8' 06") or (2.54m Max x 2.59m)

Fitted carpet, radiator. Built in storage cupboard. Window to front.

WC

Vinyl flooring, close coupled WC. Half tiled walls. Obscure window to side.

Shower Room (4' 06" x 6' 05") or (1.37m x 1.96m)

Vinyl flooring. Disabled shower cubicle with seat and shower curtain. Wall mounted electric shower. Fully tiled walls. Radiator. obscure window to side. Cupboard housing a wall mounted combination boiler.

Outside

The front is enclosed by brick boundary wall with ornate wrought iron fencing and gate. Paved and low maintenance. Gate giving access to side.

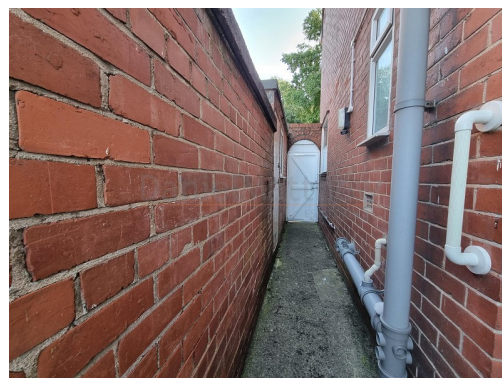
The rear garden is again well maintained and enclosed. It is mainly laid to lawn and has an abundance of mature shrubs and trees. Steps leading up to a brick built outbuilding.

Services

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

Tenure

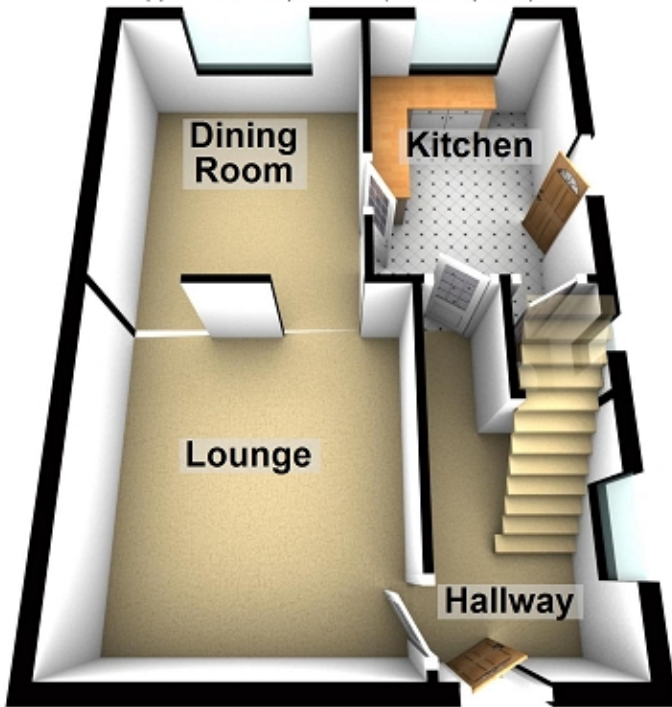
The resale tenure for this property is Freehold





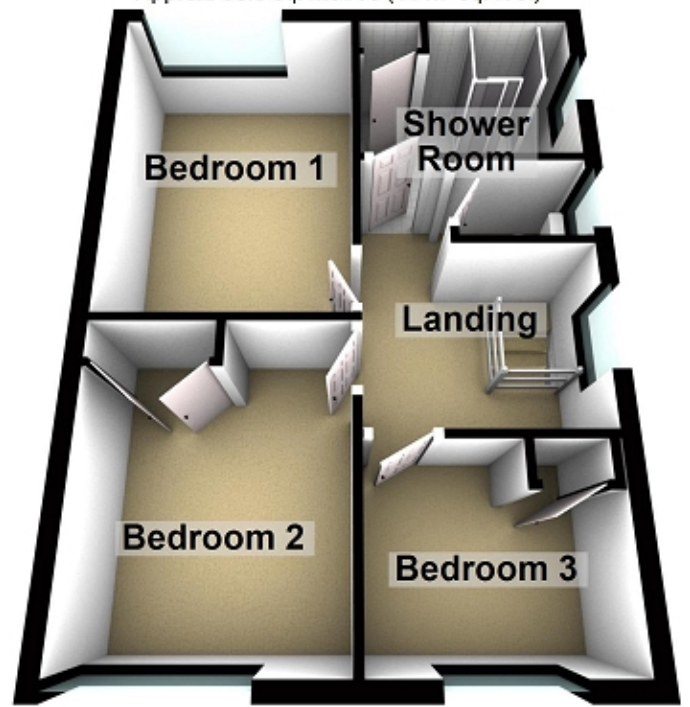
Ground Floor

Approx. 39.6 sq. metres (426.3 sq. feet)




First Floor

Approx. 38.5 sq. metres (414.7 sq. feet)



Total area: approx. 78.1 sq. metres (841.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.



Daniel Matthew Estate Agents
 14 High Street
 Barry
 CF62 7EA
 01446 502 806
 barry@danielmatthew.co.uk