



Peterswell Road, Barry, The Vale Of Glamorgan. CF62 7NB

£325,000



**Daniel Matthew Estate Agents**  
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**DanielMatthew**  
ESTATE AGENTS



## Peterswell Road, Barry, The Vale Of Glamorgan. CF62 7NB

**£325,000**

**\*\* NO ONGOING CHAIN \*\*** Daniel Matthew are delighted to offer to the market this traditional bay fronted extended three bedroom semi detached property, situated in the West End of Barry. Property comprises to the ground floor, porch, hallway, two reception rooms, cloakroom and kitchen. To the first floor, three bedrooms and shower room. Further benefits are driveway to front, garage, front garden and larger than average rear garden. Close to great school catchment, local amenities and rail station. Please contact a member of our team on 01446 502806.

### Entrance Porch (6' 0" x 3' 08") or (1.83m x 1.12m)

Enter via a UPVC double glazed obscured glass door leading into porch, plastered ceiling, tiled flooring, UPVC double glazed obscured door leading into hallway.

### Hallway

UPVC double glazed obscured window to side aspect, papered ceiling, plastered walls, fitted carpet, radiator, staircase leading to first floor, gas meter located under stairs, doors leading into:-

### Dining Room (12' 04" x 11' 02") or (3.76m x 3.40m)

UPVC double glazed bay window to front aspect, papered ceiling, papered walls, original parquet flooring, radiator.

### Lounge (16' 09" Max x 11' 03" Max) or (5.11m Max x 3.43m Max)

UPVC double glazed patio doors leading to rear garden with side glass panels, papered ceiling, papered walls, fitted carpet, radiator, gas fire place place and surround.

### Kitchen (15' 02" Max x 7' 07" Max) or (4.62m Max x 2.31m Max)

Two UPVC double glazed windows to side and rear aspect, UPVC double glazed obscured door leading to rear garden, artexed ceiling and coving, papered walls, vinyl flooring, tiled splashback, a range of matching wall and base units with complimentary worksurfaces, stainless steel sink with drainer and mixer tap, space for fridge/freezer and tumble dryer, plumbing for washing machine, gas double oven and four ring has hob to remain, extractor fan, radiator.

### Landing

UPVC double glazed obscured window to side aspect, papered ceiling, plastered walls, fitted carpet, doors leading into:-

### Shower Room (5' 09" x 5' 08") or (1.75m x 1.73m)

UPVC double glazed obscured window to rear aspect, papered ceiling and coving, tiled walls, vinyl flooring, chrome heated towel rail, three piece suite comprising low level WC, floating wash hand basin inset into vanity unit with mixer tap, walk in shower cubicle with electric overhead shower.

### Bedroom One (13' 01" x 10' 08") or (3.99m x 3.25m)

UPVC double glazed bay window to front aspect, papered ceiling, papered walls, fitted carpet, radiator.

### Bedroom Two (12' 0" x 9' 07" Min) or (3.66m x 2.92m Min)

UPVC double glazed window to rear aspect, papered ceiling, papered walls, fitted carpet, built in fitted wardrobes with one housing a wall mounted combination boiler.

### Bedroom Three (8' 01" x 6' 0") or (2.46m x 1.83m)

UPVC double glazed window to front aspect, artexed ceiling with loft access, papered walls, fitted carpet, radiator.

### Outside

Front - block paved driveway leading to rear garage and porch, gravel area, brick boundary wall.

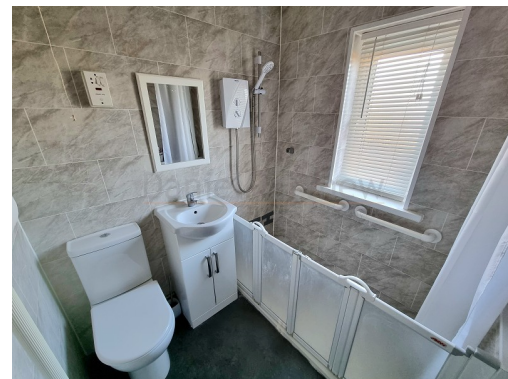
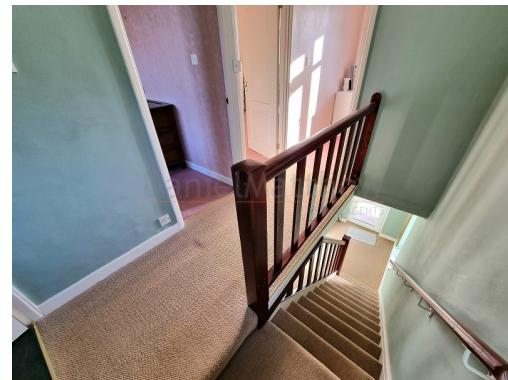
Rear - Beautiful large enclosed rear garden, fenced boundaries, mostly laid to lawn area, pathway leading down to stone archway leading to gravel area, wooden door leading into single garage.

### Garage (15' 09" x 7' 06" ) or (4.80m x 2.29m)

Up and over door, with power and lighting.

### Services

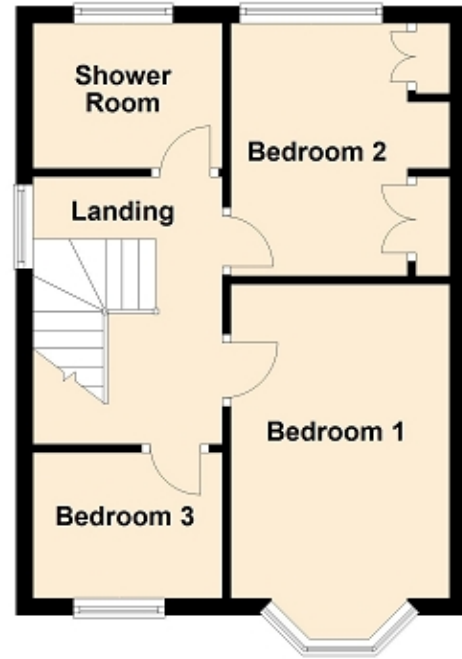
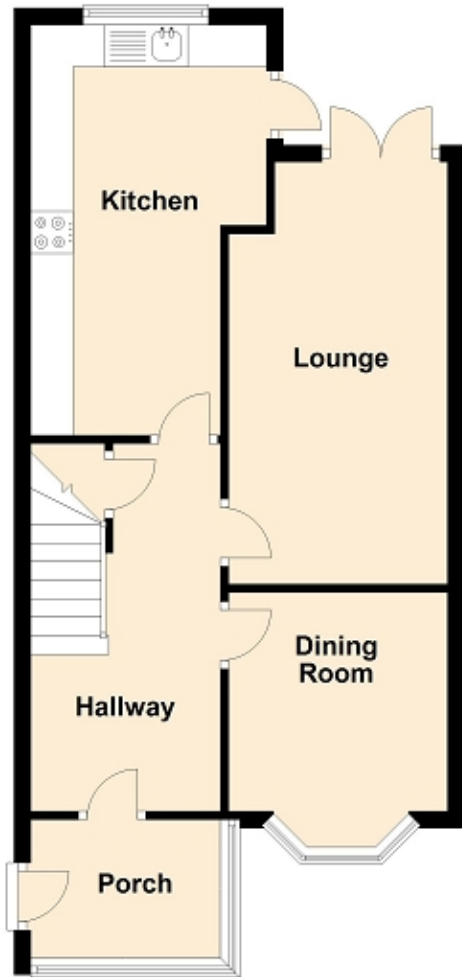
This property has the following services: Mains electricity, mains water, mains gas, mains drainage




## Tenure

The resale tenure for this property is Freehold





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