



**St Johns Court, Friars Road , Barry Island, The Vale Of Glamorgan. CF62 5TA**

**Offers In Excess Of £500,000**



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ESTATE AGENTS



## St Johns Court, Friars Road , Barry Island, The Vale Of Glamorgan. CF62 5TA

**Offers In Excess Of £500,000**

A deceptively large four bedroom detached property with Sea views. Comprising of hallway, cloakroom, open planned lounge/dining room, second reception room/home office, and kitchen breakfast room to the ground floor. Landing, Four bedrooms with En-suite to master bedroom and a family bathroom to the first floor. The property benefits from recently fitted double glazing, gas central heating and having kitchen and shower rooms replaced. Enclosed rear garden, single detached garage. Driveway to front. Sea views across the Bristol channel. Call today to view on 01446 502806



## Hallway

Enter through composite door with glazed panels. Ceramic tiled flooring. Modern tall mirrored radiator. Staircase rising to first with fitted carpet and spindled balustrade. Glazed doors opening into :-

## Cloakroom/w.c

Continuation of flooring, concealed back WC, wash hand basin in-set into a vanity unit. tall radiator.

## Second Reception Room/Office (11' 05" x 8' 08") or (3.48m x 2.64m)

Ceramic tiled flooring, window to front elevation with vertical blinds and views across the Bristol channel, radiator.

## Lounge (18' 02" x 11' 01") or (5.54m x 3.38m)

Wood effect laminate flooring. Tall modern mirrored radiator. Window to front elevation with vertical blind and views across the Bristol channel. Coved and textured ceiling. Open planned into :-

## Dining Area (10' 05" x 10' 01") or (3.18m x 3.07m)

Continuation of flooring and decor. Coved and textured ceiling. French doors with vertical blinds giving access to rear garden. Glazed door into :-

## Kitchen/ Breakfast Room (15' 03" Max x 13' 07") or (4.65m Max x 4.14m)

An L shaped room. Ceramic tiled flooring. Range of base units with complementing work surfaces. Inset one and a half bowl sink with mixer tap over. Built in double electric fan oven with four ring gas burner hob and extractor over. Integrated washing machine, dish washer and integrated fridge and freezer. Wall mounted cupboard housing Baxi combination boiler. Electric consumer unit. Window to rear aspect with vertical blind. Half glazed composite door with concealed blind. Flat plastered ceiling with recessed lighting. Tall radiator.

## Landing

Fitted carpet, spindled balustrade. Coved and textured ceiling with loft access. Recess area, Doors into :-

## Bedroom One (16' 05" x 10' 04") or (5.00m x 3.15m)

Wood effect flooring, coved textured ceiling with recessed lighting. A range of built in wardrobes with sliding mirrored doors. Radiator. Window to front elevation with stunning views over the Bristol Channel. Door into :-

## En Suite

Wood effect laminate flooring. Concealed back WC, wash hand basin inset into vanity unit. Shower cubicle with electric shower over. Obscure window to front with vertical blind. Tall radiator.

## Bedroom Two (14' 02" x 9' 06") or (4.32m x 2.90m)

Wood effect laminate flooring, built in wardrobe with sliding mirrored doors. Radiator. Window to rear with vertical blind.

## Bedroom Three (9' 06" x 9' 05") or (2.90m x 2.87m)

Wood effect laminate flooring. radiator, window to rear. Built in wardrobe with sliding mirrored doors.

## Bedroom Four (7' 09" Min x 6' 07") or (2.36m Min x 2.01m)

Wood effect laminate flooring. radiator. Built in wardrobe with sliding mirrored doors. Window to front with Sea views.

## Bathroom

Wood effect flooring, large shower cubicle with shower running from mains. Concealed backed WC, wash hand basin inset into a vanity unit. Flat plastered ceiling with recessed lighting. Obscure window to side.



### Outside

Enclosed frontage, Brick boundary wall with ornate wrought iron fencing and gate. Two wooden gates giving side access to rear garden. The rear garden is low maintenance, enclosed by timber fencing. It is mainly laid lawn, Borders with mature shrubs and tree. Ceramic tiled patio area and path leading to garage. Double gates giving lane access.

### Garage

Resin driveway leading to single detached garage with power, lighting and a electric roller shutter door. Further double glazed door. Obscure window to rear. Pitched roof with storage.

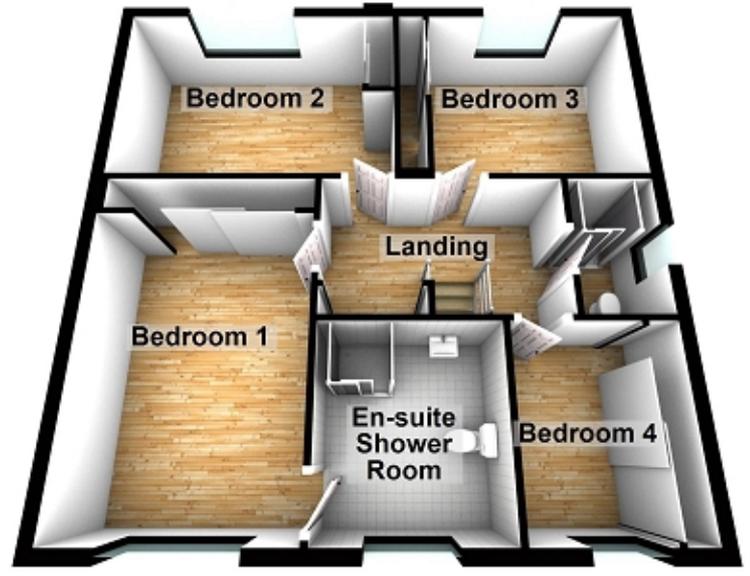
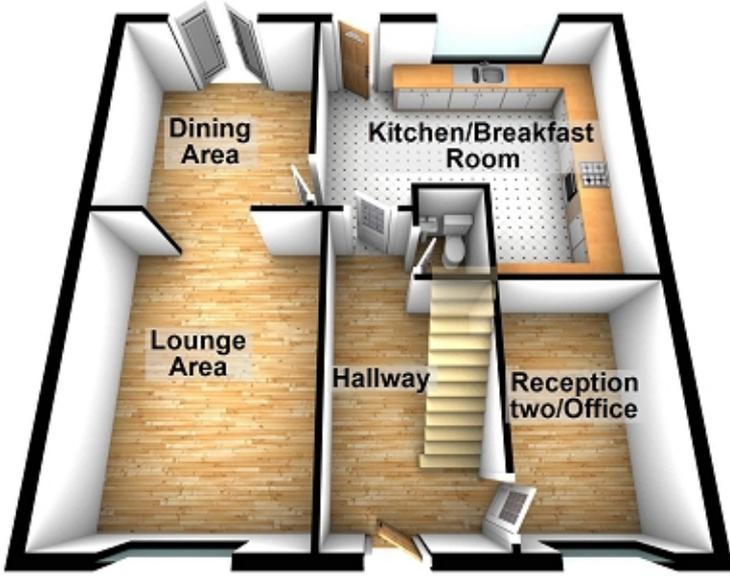
### Services

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

### Tenure

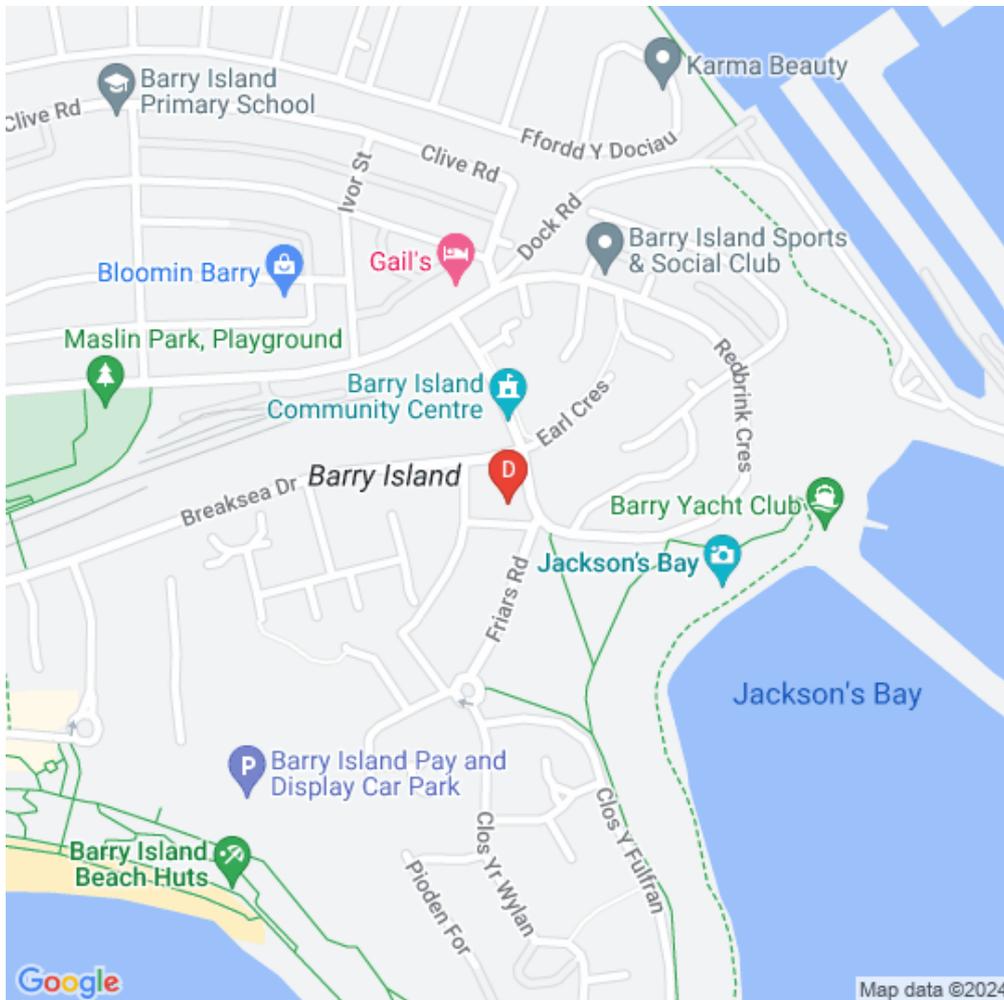
The resale tenure for this property is Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.