



Radnor Green, Barry, The Vale Of Glamorgan. CF62 9AR

£185,000



Daniel Matthew Estate Agents  
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DanielMatthew  
ESTATE AGENTS



**Radnor Green, Barry, The Vale Of Glamorgan.  
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Daniel Matthew are pleased to bring to the market this well presented home. Briefly comprising of porch, dining room/bedroom two, inner hallway, lounge, kitchen, conservatory and master bedroom. benefiting from double glazing and gas central heating. The front of the property overlooks an open green. The property has well maintained established garden and a single sized garage. Situated in the heart of Barry a short distance to the town centre. The property is offered for sale with no ongoing chain. Call and speak to one of our team to arrange a viewing on 01446 503806



### Entrance Porch

Enter through PVC door. window to side. Further door into Dining room. Originally Bedroom two.

### Lounge (14' 0" x 12' 0" Max) or (4.27m x 3.66m Max)

Original Parquet flooring. Radiator. Neutral decor. Feature fireplace with ornate surround and inset coal effect gas fire. Sliding patio doors opening into Conservatory. Vertical blinds. Coved and textured ceiling

### Kitchen (10' 08" x 7' 09") or (3.25m x 2.36m)

Ceramic tiled flooring. A range of base and eye level units with complementing work surfaces. Inset single drainer stainless steel sink with mixer tap over. Built in oven and fur ring gas hob with extractor fan over. Tiling to splash backs. Spaces and plumbing for washing machine and fridge/freezer. Windows to both side and rear. Half glazed door giving access into conservatory.

### Conservatory (14' 06" x 7' 08") or (4.42m x 2.34m)

Ceramic tiled flooring. Windows to both rear and sides with vertical blinds. PVC door giving access to rear garden. Radiator.

### Bedroom One (12' 10" Max x 9' 10" Min) or (3.91m Max x 3.00m Min)

Original Parquet flooring. Neutral decor. A range of built in wardrobes with Louvre doors. Window to front with vertical blinds and views over the green to front.

### Dining room/bedroom two (11' 05" x 11' 03") or (3.48m x 3.43m)

Original Parquet flooring. Radiator, neutral decor. window to front with vertical blinds and views across the green .open planned into inner hallway. Continuation of flooring. Doors into :-

### Bathroom (6' 10" x 5' 10") or (2.08m x 1.78m)

Ceramic tiled flooring. A three piece suite comprising of close coupled WC, pedestal wash hand basin and a panelled bath with shower over running from the mains.. Fully tiled walls. Obscure window to side with roller blind. Radiator.

### Outside

The front garden is enclosed low maintenance and has mature shrubs. Steps leading up to entrance. The rear garden is also enclosed and is mainly laid to lawn, mature flower beds. Garden shed to remain. Gate giving access to the single sized garage with up and over door.

### Services

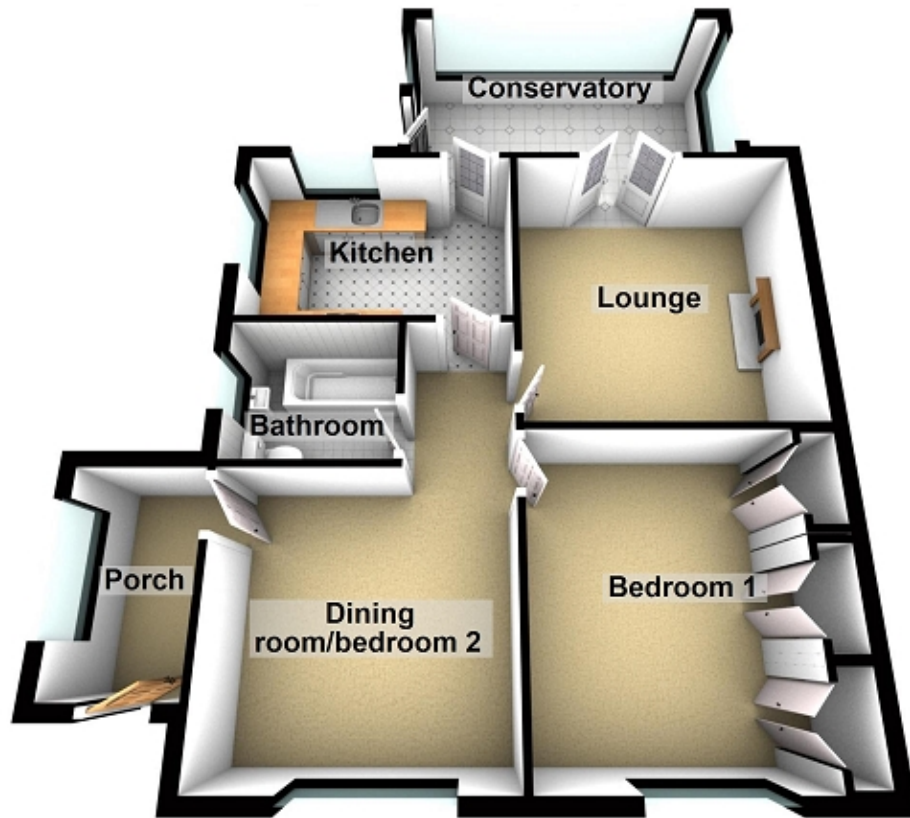
This property has the following services: Mains electricity, mains water, mains gas, mains drainage


### 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.