



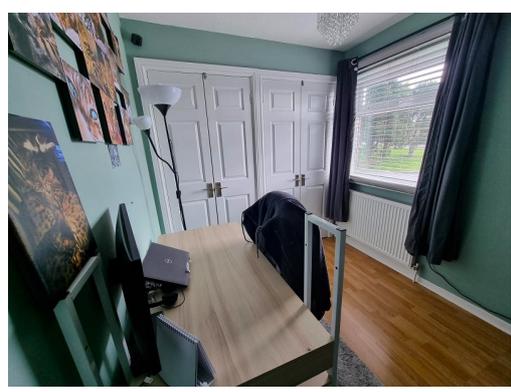
Enfield Drive, Barry, The Vale Of Glamorgan. CF62 8JE

£225,000



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DanielMatthew  
ESTATE AGENTS



**Enfield Drive, Barry, The Vale Of Glamorgan.  
CF62 8JE  
£225,000**

Daniel Matthew are pleased to bring to market this end of terraced house. Comprising of porch, lounge and kitchen/breakfast room to ground floor. Landing, two bedrooms and a family bathroom. Situated in a cul-de-sac position in the ever popular Hunters ridge development just off Highlight Park. Close to some local amenities including Tesco's, chemist, doctors surgery and local bus route. Easy links to Culverhouse cross leading to M4 corridor. A short distance to Barry Island seaside resort with its golden sandy beaches. To book to view call 01446 502806



## Entrance Porch

Enter through composite door with glazed panels. Glazed door into :-

## Lounge (15' 08" Max x 11' 08") or (4.78m Max x 3.56m)

Wood effect laminate flooring. Radiator. Neutral decor. Window to front with fitted blind. Feature fireplace with electric fire in situ. Open tread staircase rising to first floor. With fitted carpet, spindled balustrade and under stairs cupboard. Door into :-

## Kitchen/ Breakfast Room (8' 09" x 11' 08" ) or (2.67m x 3.56m)

Ceramic tiled flooring. A range of base and eye level units with complementing work surfaces and matching breakfast bar. Inset single drainer sink with mixer tap over. Built in electric oven and four ring gas burner hob with extractor fan over. Spaces for fridge, freezer and washing machine. Tiling to splash backs. Window to rear. Half glazed door giving access to rear.

## Landing

Fitted carpet, loft access. Doors into :-

## Bedroom One (8' 08" x 11' 08" ) or (2.64m x 3.56m)

Fitted carpet, Radiator. Window to rear with far reaching views over the vale.

## Bedroom Two (7' 03" x 9' 10" Min) or (2.21m x 3.00m Min)

Wood effect laminate flooring. radiator. Two built in wardrobes. Window to front with fitted blind. Views overlooking green.

## Bathroom (8' 09" x 4' 05" ) or (2.67m x 1.35m)

Ceramic tiled flooring. A three piece suite in white comprising of close coupled WC, pedestal wash hand basin and panelled bath with electric shower over. Partially tiled walls. Built in storage cupboard. Heated towel rail.

## Outside

Enclosed rear garden. Shingled path. Raised borders with mature shrubs. Gate giving side access.

## Parking

Two allocated parking spaces to the front.

## Services

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

## Tenure

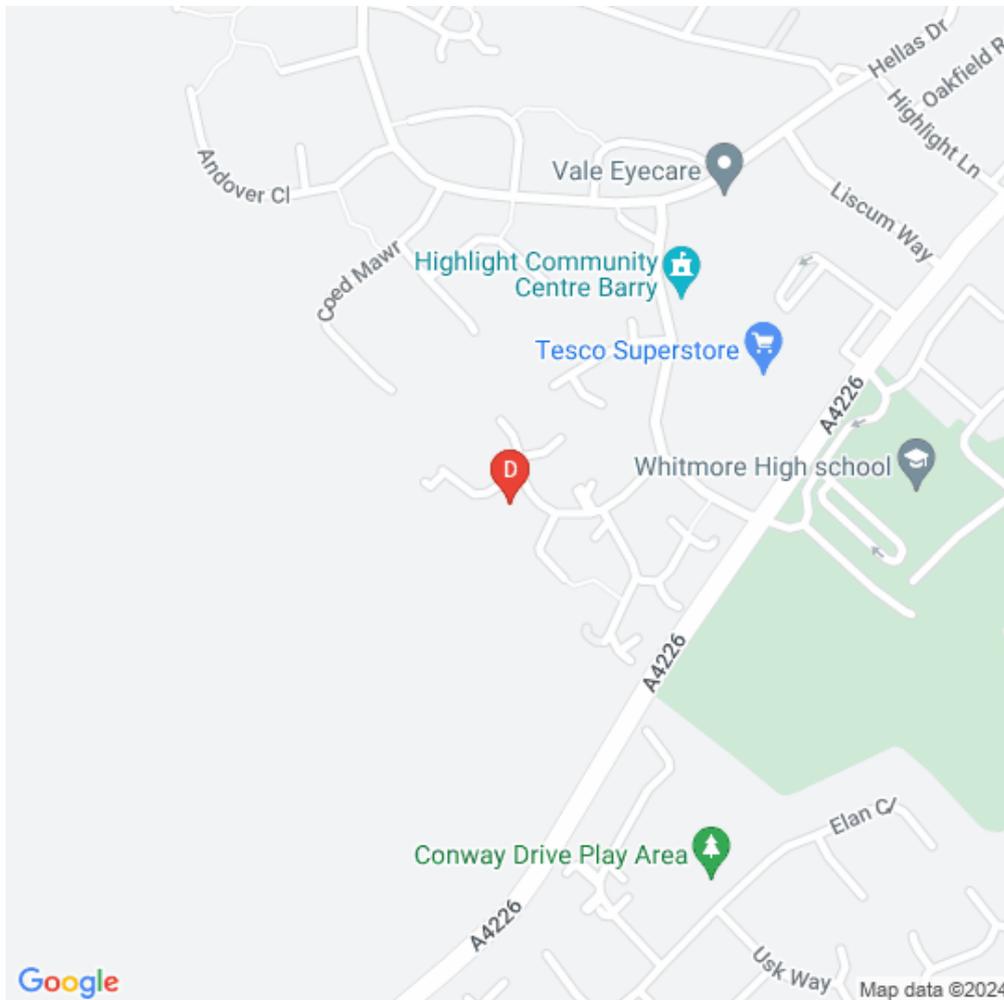
The resale tenure for this property is Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(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.