



**Falcon Road**  
, Barry, CF63 2AT  
**£225,000**

This Semi-detached family home is now available with Knights. It benefits from three bedrooms, enclosed garden and off road parking. It is close to local amenities, shops, schools and public transport.

Property briefly comprising; Living room, Dining room, Kitchen and conservatory to the ground floor. Three bedrooms and family bathroom to the first floor. Off road parking. Enclosed rear garden.

## Viewing

Please contact our Knights Barry Office on 01446 700222 if you wish to arrange a viewing appointment for this property or require further information.



## ENTRANCE

Via UPVC door with obscure glass panel leading into;

## HALLWAY

UPVC double glazed obscure window to the front elevation. Coving to ceiling. Dado rail. Stairs rising to first floor landing with fitted carpet and storage cupboard below. Radiator. Wood effect flooring. Doors off to all rooms.

## LIVING ROOM

12'11" x 10'8"

Large UPVC double glazed window to the front elevation. Coving to ceiling. Dado rail. Feature fireplace with fire in situ. Radiator. Fitted carpet. Doors leading into;

## DINING ROOM

10'9" x 9'7"

UPVC double glazed window to the rear elevation. Coving to ceiling. Dado rail. Radiator. Fitted carpet.

## KITCHEN

10'10" x 7'2"

UPVC double glazed windows to the side and rear elevation. Range of wall and base units with laminate work surfaces over. Stainless steel one and a half bowl sink and drainer with mixer tap over. Room for slot in cooker, fridge/freezer, dishwasher and washing machine. Tiling to all walls. Wall mounted boiler. Wood effect flooring. UPVC door with obscure glass window to the rear elevation leading out to;

## CONSERVATORY

16'9" x 5'9"

UPVC double glazed obscure windows to sides and rear elevation. UPVC door with obscure glass panel to the rear elevation leading out to the garden. Power points. Carpet tiles.

## FIRST FLOOR LANDING

UPVC double glazed window to the side elevation. Coving to ceiling. Access to loft space. Dado rail. Fitted carpet. Doors off to all rooms.

## BEDROOM ONE

13'5" x 10'2"

UPVC double glazed window to the front elevation. Coving to ceiling. Dado rail. Range of fitted wardrobes with matching vanity unit and bed side tables. Built in storage cupboard with shelving and hot water tank. Radiator. Fitted carpet.

## BEDROOM TWO

10'7" x 9'0"

UPVC double glazed window to the rear elevation. Coving to ceiling. Dado rail. Range of fitted wardrobes with sliding doors. Radiator. Fitted carpet.

## BEDROOM THREE

9'7" x 6'5"

UPVC double glazed window to the front elevation. Coving to ceiling. Dado rail. Built in cupboard benefitting from hanging space and shelving. Radiator. Fitted carpet.

## BATHROOM

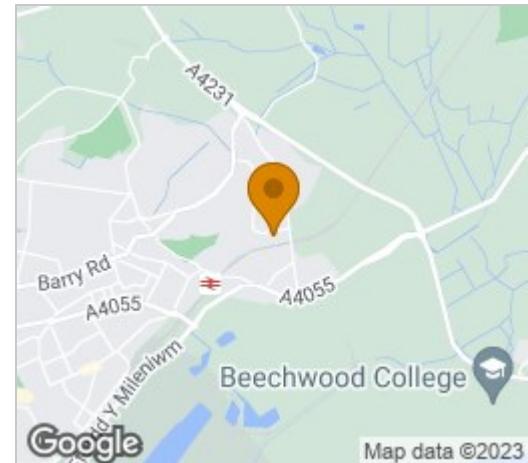
6'2" x 6'2"

UPVC double glazed obscure window to the rear elevation. Three piece suite comprising of panel bath with twin taps over and shower attachment above, wash hand basin set in vanity unit with twin taps over and low level w/c. Tiling to all walls. Radiator. Wood effect flooring.

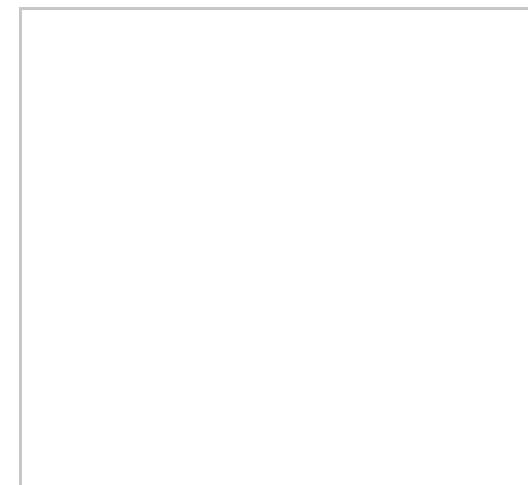
## REAR GARDEN

## FRONT ELEVATION

## Area Map



## Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.