



HARDY CLOSE

BARRY

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, C F 62 9H J

£293,950 -

FREEHOLD



3 Bed



2 Bath



sq ft

This well presented three bedroom, detached property is now available with KNIGHTS. In close proximity to local schools, shops and public transport.

Property briefly comprising of Entrance hallway, Living room, Dining room, Kitchen, Utility room and downstairs W/C to the ground floor. Three bedrooms, one benefitting from En-suite and family bathroom to the first floor. Large enclosed garden. Garage with dual access. Off road parking for multiple vehicles.

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ENTRANCE

Via UPVC door with obscure glass panels leading into;

HALLWAY

Coving to ceiling. Stairs rising to first floor landing with fitted carpet. Radiator. Wood effect laminate flooring. Doors off to Kitchen, Living room and W/C.

DOWNSTAIRS W/C

5'3" x 2'6"

UPVC double glazed obscure window to the front elevation. Coving to ceiling. Low level w/c and Wash hand basin with twin taps over. Tiling to splash back areas. Continuation of wood effect laminate flooring.

OPEN LIVING/DINING ROOM

26'1" x 10'10"

UPVC double glazed window to the front elevation. UPVC double glazed patio doors to the rear elevation overlooking and leading out to the rear garden. Coving to ceiling. Wall mounted electric fire. Ample room for Living and Dining furniture. Radiator. Fitted carpet. Door leading into;

KITCHEN

11'1" x 8'6"

UPVC double glazed window to the rear elevation over looking the garden. Coving to ceiling. Range of wall and base units with laminate work surfaces over. One and a half bowl stainless steel sink and drainer with mixer tap over. Tiling to splash back areas. Integrated dishwasher. Four ring electric hob with extractor fan above. Eye level double oven and built in microwave. Ample room for fridge/freezer. Radiator. Tiling to floor.

UTILITY ROOM

8'5" x 7'11"

UPVC double glazed window and door to the rear elevation. Coving to ceiling. Access to loft space. Range of wall and base units with laminate work surfaces over. Stainless steel sink and drainer with twin taps over. Tiling to splash back areas. White goods to remain. Radiator. Continuation of the tiling to floor. Door leading into;

GARAGE

Large garage benefitting from power and lighting. Entry via door from Utility room or Up and over door to the front elevation for car access. Wooden stairs leading to the apex of attic which has been boarded for storage. Wall mounted combination boiler.

FIRST FLOOR LANDING

UPVC double glazed window to the side elevation. Access to loft space with drop down ladder. Smoke detector. Large storage cupboard benefitting from shelving. Fitted carpet. Doors off to all rooms.


BEDROOM ONE

12'1" x 10'1"

UPVC double glazed window to the front elevation. Coving to ceiling. Range of built in wardrobes and drawers. Radiator. Fitted carpet. Door leadin ginto;



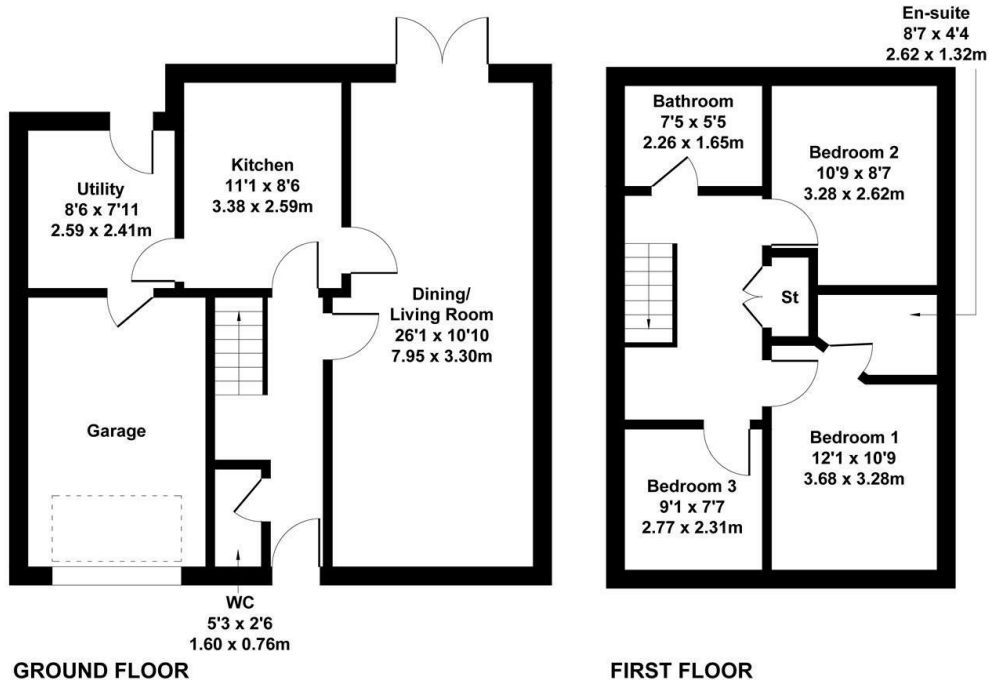


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Hardy Close

Approximate Gross Internal Area
1128 sq ft - 105 sq m



Not to Scale. Produced by The Plan Portal 2023
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BARRY & THE VALE'S HOME FOR

STYLISH SALES
& LETTINGS



KNIGHTS