



Gilbert Lane, Barry

£460,000 Freehold

Spacious five bedroom detached home in a quiet area with flexible living spaces, modern kitchen, en suite, off road parking, and easy access to schools and transport. Ideal for families.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

Entrance hallway

Entered via double glazed front door. Radiator. Carpeted stairs to the first floor. Doors to ground floor rooms.

W.c

Double glazed opaque window to the front. Ceramic tile flooring. Closed cistern wc and wash hand basin. Heated chrome towel rail.

Lounge

18' 2" x 10' 11" (5.54m x 3.33m)

Double glazed window to front. Wall mounted electric fire. Radiator. Archway to:

Dining Room

11' 8" x 9' 3" (3.56m x 2.82m)

Double glazed French doors with access to the garden. Radiator. Door to :

Kitchen

17' 1" x 11' 8" (5.21m x 3.56m)

Spacious fitted kitchen to comprise a range of base and wall units with rolled edge laminated work surfaces incorporating sink and drainer. Space for range six burner oven with extractor over. Integral dishwasher. Space for American style fridge/freezer. Double glazed French doors to the garden. Door to utility room.

Utility Room

Door to garden. Wall mount yes gas combination central heating boiler. Work top with cupboards and sink. Recess and plumbing for two appliances. Ceramic tile flooring.

Playroom/Reception Room

17' 8" x 7' 10" (5.38m x 2.39m)

Former garage. Fitted carpet. Double glazed window to the front. Radiator.

First Floor Accommodation

Carpeted stairs rising to the first floor. Access to the loft space. Doors to all first floor rooms. Airing cupboard.

Bedroom One

11' 0" x 12' 5" (3.35m x 3.78m)

Main double bedroom with double glazed window to the front. Fitted carpet. Radiator. Door to En Suite.

En Suite

Double glazed opaque window to the side. Closed cistern wc, wash hand basin and glazed shower enclosure. Ceramic tile splash back and flooring.

Bedroom Two

11' 5" x 11' 6" (3.48m x 3.51m)

Double glazed window to rear. Fitted carpet. Radiator.

Bedroom Three

16' 6" x 8' 6" (5.03m x 2.59m)

Double glazed window to the front. Radiator. Fitted carpet.

Bedroom Four

12' 3" x 8' 11" (3.73m x 2.72m)

Double glazed window to the front. Radiator. Fitted carpet.

Bedroom Five

8' 11" x 6' 6" (2.72m x 1.98m)

Double glazed window to front. Radiator. Fitted carpet.

Bathroom

Double glazed opaque window to the rear. Panelled bath with shower over. Closed cistern wc and wash hand basin. Ceramic tile floor in and splash back. Heated chrome towel rail.

AML

Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.

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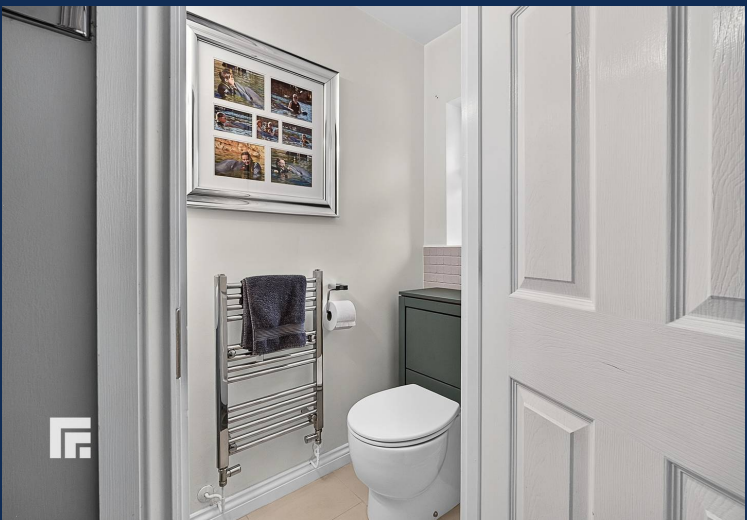


GARDEN

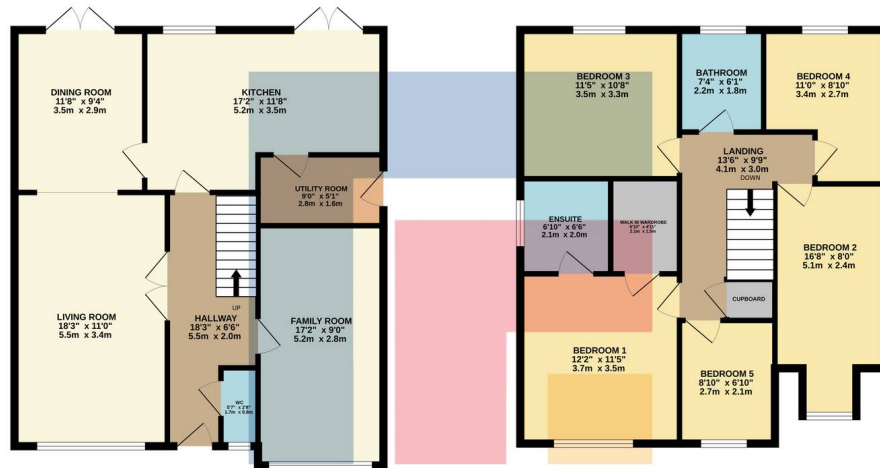
To the front: Driveway providing off road parking. To the side: Access to the rear. To the rear: Enclosed low maintenance garden with areas of lawn, decking and paving.

DRIVEWAY

1 Parking Space



1ST FLOOR
751 sq.ft. (69.7 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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