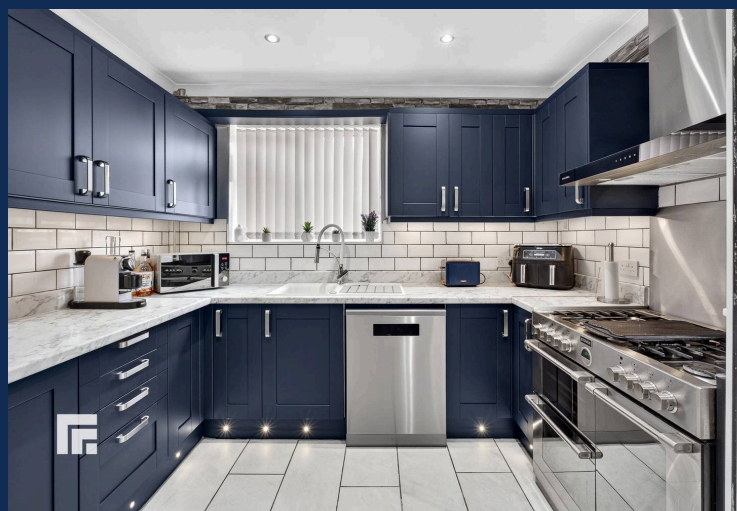
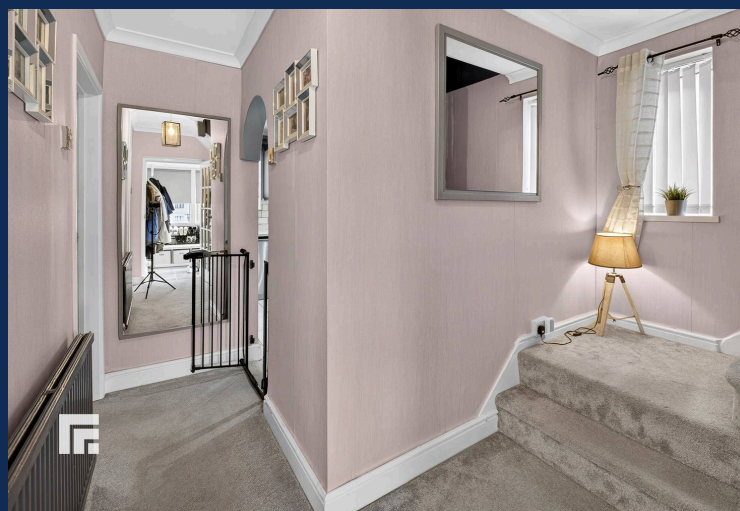




Cadoc Crescent, Barry

£265,000 Freehold

Spacious 3-bed semi with driveway, home office, and gym. Features modern kitchen, bright lounge, stylish garden, deck, pergola, and great access to Cardiff and M4. Ideal for families or professionals.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

Entrance Porch

Entered via double glazed front door, vinyl flooring. Double glazed windows to side and front. Door to:

Entrance Hallway

Fitted carpet. Radiator. Under stairs storage. Carpeted stairs to the first floor. Doors to ground floor rooms.

Dining Room

12' 2" x 11' 4" (3.71m x 3.45m)

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

Lounge

11' 6" x 10' 11" (3.51m x 3.33m)

Fitted carpet. Double glazed French doors to the rear. Radiator.

Kitchen

11' 10" x 10' 2" (3.61m x 3.10m)

Fitted kitchen to comprise a range of base and wall units with work surfaces incorporating sink and drainer. Space for range oven, American style fridge/freezer and three appliances. Ceramic tiling to splash back areas and flooring. Double glazed window to the rear and double glazed door providing access to the garden. Wall mounted boiler.

First Floor Landing

Carpeted stairs to first floor. Double glazed windows to front and side. Radiator. Access to loft space. Doors to first floor rooms.

Bedroom One

11' 11" x 11' 8" (3.63m x 3.56m)

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

Bedroom Two

11' 1" x 11' 4" (3.38m x 3.45m)

Double glazed window to rear. Fitted carpet. Radiator.

Bedroom Three

10' 1" x 7' 9" (3.07m x 2.36m)

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

Bathroom

Two double glazed windows to the side. Bath with shower over. Sink with vanity and closed cistern wc. Vinyl flooring. Ceramic tile all walls. 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

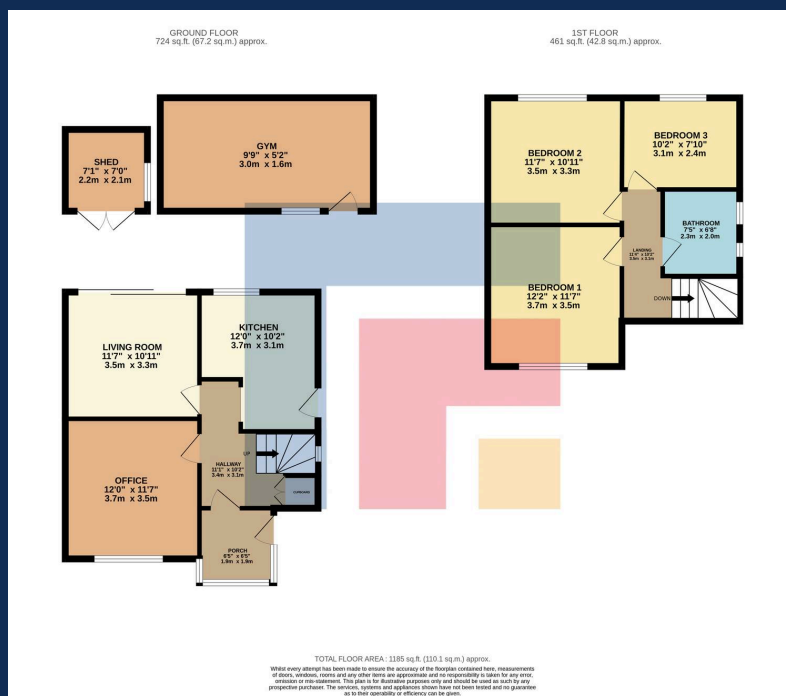
Side garden with entrance path. Rear garden with decked area and pergola. Artificial lawn area. Access to home office and outbuilding currently utilised as a gym and equipped with a w.c. Home office with power. Double doors to the front and window to the side.

DRIVEWAY

2 Parking Spaces

Driveway providing off road parking for two vehicles.





BARRY 01446 744750

106 Broad Street, Barry, South Glamorgan, CF62
7AJ



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