



69 Hinchsliff Avenue, Barry

£245,000 Freehold

Nestled on a generous plot, this three-bedroom semi-detached house offers a fantastic opportunity for families or those seeking a comfortable home...

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

SUMMARY

ENTRANCE HALL

Entered via double glazed front door. Radiator. Carpeted stairs rising to the first floor. Door to :

LOUNGE

Double glazed window to the front. Radiator. Door to:

KITCHEN

Fitted Kitchen to comprise a range of base and wall units with rolled edge laminated work surfaces incorporating stainless steel sink and drainer with mixer taps over. Recess and plumbing for appliance. Four burner gas hob and electric oven with extractor over. Ceramic tile flooring and splash back. Double glazed window and door to the rear. Radiator. Wall mounted gas combination central heating boiler. Door to Inner lobby. Double glazed door providing access to the side garden. Door to under stairs storage cupboard and shower room.

SHOWER ROOM

Double glazed opaque window to the side. Closed cistern w/c and wash hand basin with glazed shower screen and shower in situ, Heated chrome towel rail.

FIRST FLOOR ACCOMODATION

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

BEDROOM ONE

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

ENSUITE

Closed cistern w.c, wash hand basin and glazed shower enclosure. Vinyl flooring.

BEDROOM TWO

Double glazed window to the rear. Laminate flooring. Radiator.

BEDROOM THREE

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

GARDEN

To the front: Large front garden offering generous off road parking. To the side: Good size side garden giving access to the rear and offering potential to extend subject to usual planning permission etc. To the rear: Enclosed rear garden laid to lawn which could lend itself to an extension subject to usual planning permission. Brick built and wooden shed.

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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BEDROOM ONE

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ENSUITE

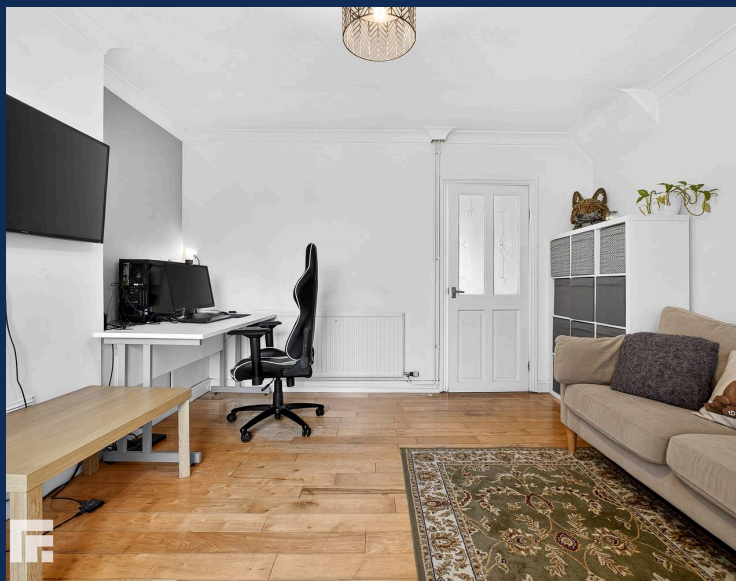
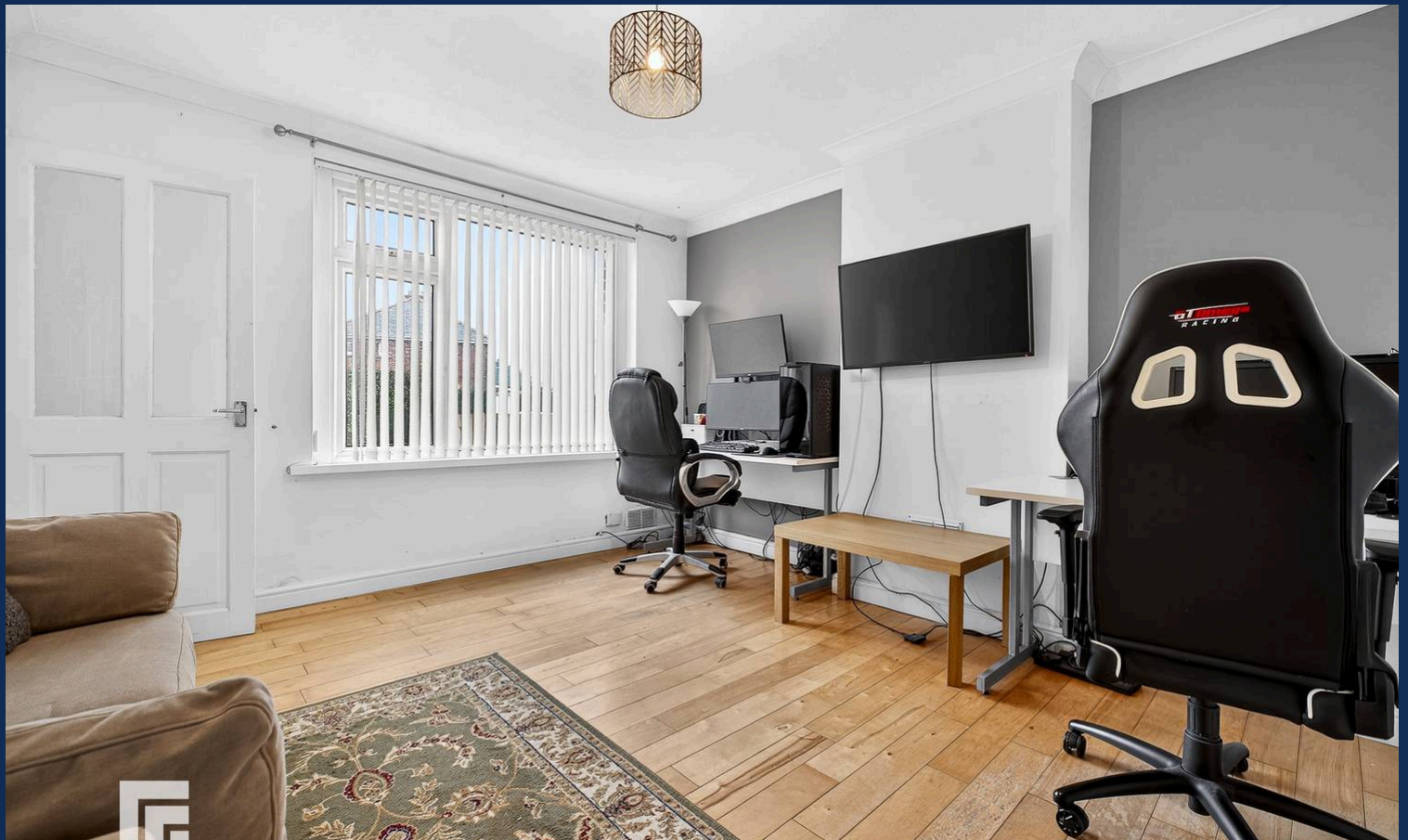
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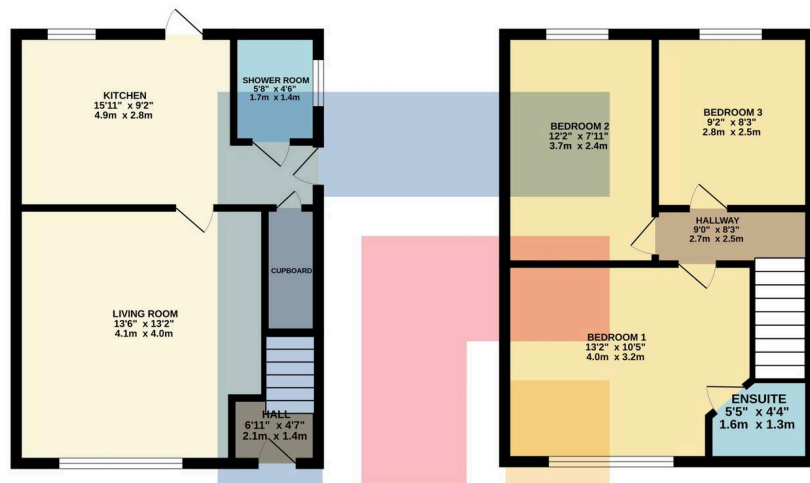
BEDROOM TWO

Double glazed window to the rear. Laminate flooring. Radiator.

BEDROOM THREE

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





TOTAL FLOOR AREA: 726 sq.ft. (67.4 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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BARRY 01446 744750

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



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