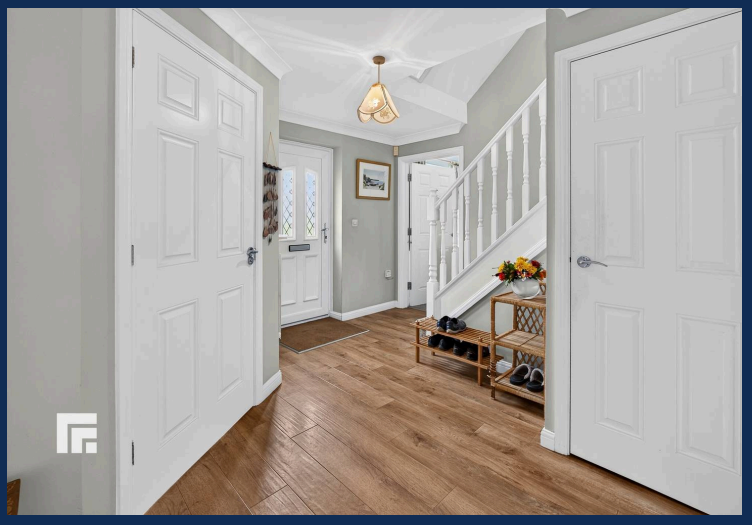






12 Clos Y Fulfran, Barry

£675,000 Freehold

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

Entrance hallway
Double glazed front door . Radiator. Carpeted stairs to the first floor. Doors to all ground floor rooms.

Lounge
23' 6" x 11' 3" (7.16m x 3.43m)
Spacious lounge with two double glazed windows to the front and double glazed French doors to the rear. Fitted carpet. Coal effect fire on hearth. Three radiators. Door to:

Dining Room
11' 1" x 10' 2" (3.38m x 3.10m)
Double glazed window to the rear. Radiator. Fitted carpet .

Kitchen
18' 11" x 10' 9" (5.77m x 3.28m)
Two double glazed windows to the rear and double glazed door to the garden. Fitted kitchen to comprise a range of base and wall units with rolled edge laminated work surfaces incorporating sink and drainer with mixer tap over. Range cooker. Recess and plumbing for appliance . Integral fridge/freezer. Ceramic tile flooring. Radiator.

Cloakroom
Closed cistern wc and wash hand basin.

Study
10' 2" x 7' 5" (3.10m x 2.26m)
Double glazed window to the front. Radiator. Fitted kitchen carpet.

First floor landing
Carpeted stairs to first floor. Double glazed window to the front. Carpeted stairs to second floor. Radiator.

Bedroom One
11' 5" x 11' 7" (3.48m x 3.53m)
Two double glazed windows to the rear. Two radiators. Fitted carpet. Several built in wardrobes. Archway to:

En suite
Double glazed opaque window to the rear. Vinyl flooring. Glazed shower enclosure. Radiator. Ceramic tile all walls. Closed cistern w.c and wash hand basin.

Bedroom Two
11' 6" x 8' 9" (3.51m x 2.67m)
Double glazed window to the front. Radiator. Fitted carpet. Fitted wardrobe.

Bedroom Three
12' 6" x 8' 4" (3.81m x 2.54m)
Two double glazed windows to the rear. Fitted carpet. Radiator. Fitted wardrobe. En Suite: double glazed window to the rear. Fitted carpet. Radiator. Pedestal wash hand basin and w.c. Glazed shower enclosure with shower in situ.

Bathroom
Double glazed opaque window to the side. Panel bath with shower attachment over and separate shower enclosure with shower in situ. Closed cistern wc and wash hand basin. Vinyl flooring .

Second floor landing
Atleten stairs to the second floor . Doors to storage cupboard and master bedroom.

Master Suite
20' 0" x 20' 0" (6.10m x 6.10m)
L shaped bedroom with double glazed velux window to the rear and double glazed window to the front offering sea views. Fitted carpet. Two radiators. Archway to:

Dressing room
Two double fitted wardrobes. Radiator. Velux window to the rear. Door to:

Bathroom
Double glazed opaque window to the front. Fitted carpet. Shower enclosure, panelled bath, close cistern w.c and wash hand basin with vanity.

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.

Entrance hallway
Double glazed front door . Radiator. Carpeted stairs to the first floor. Doors to all ground floor rooms.

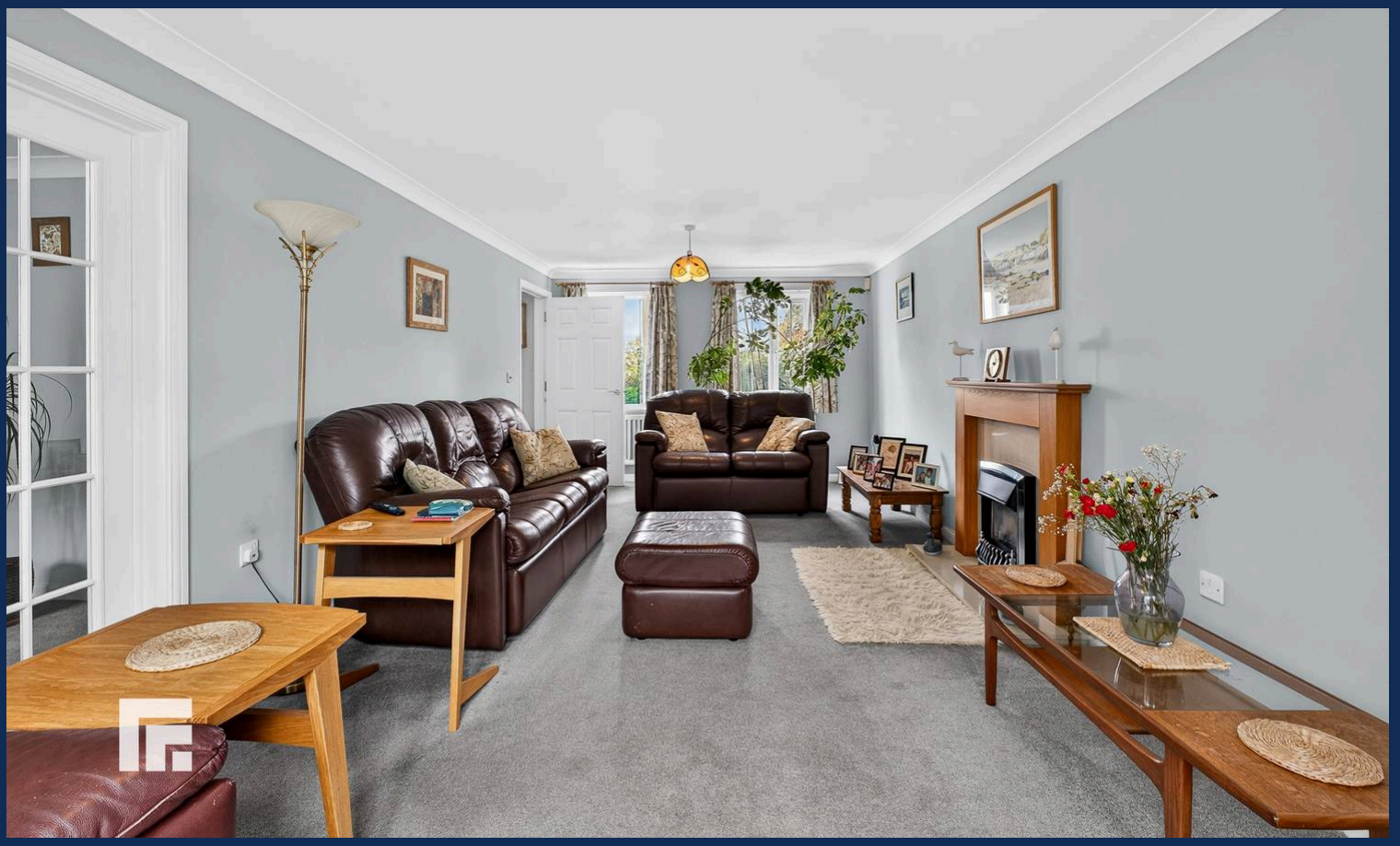
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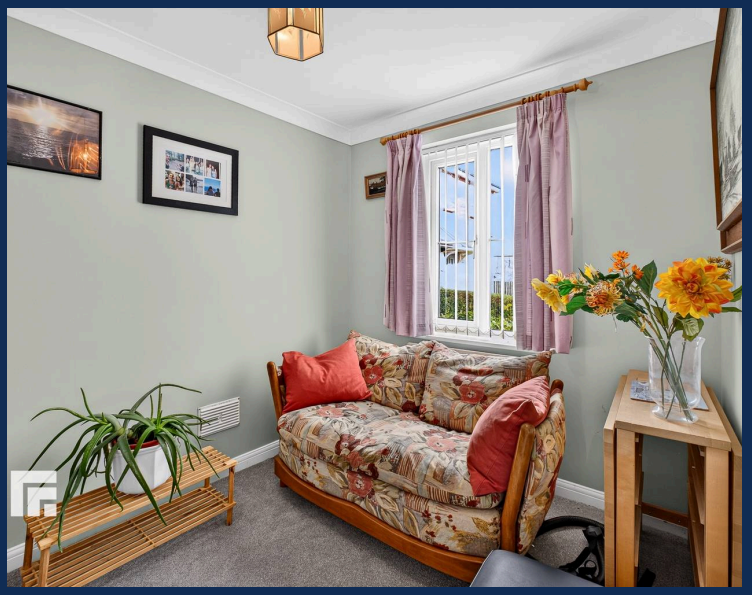
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Two double glazed windows to the rear. Fitted carpet. Radiator. Fitted wardrobe. En Suite: double glazed window to the rear. Fitted carpet. Radiator. Pedestal wash hand basin and w.c. Glazed shower enclosure with shower in situ.

Bathroom
Double glazed opaque window to the side. Panel bath









GARDEN

Established and good size rear garden.

GARDEN

DOUBLE GARAGE

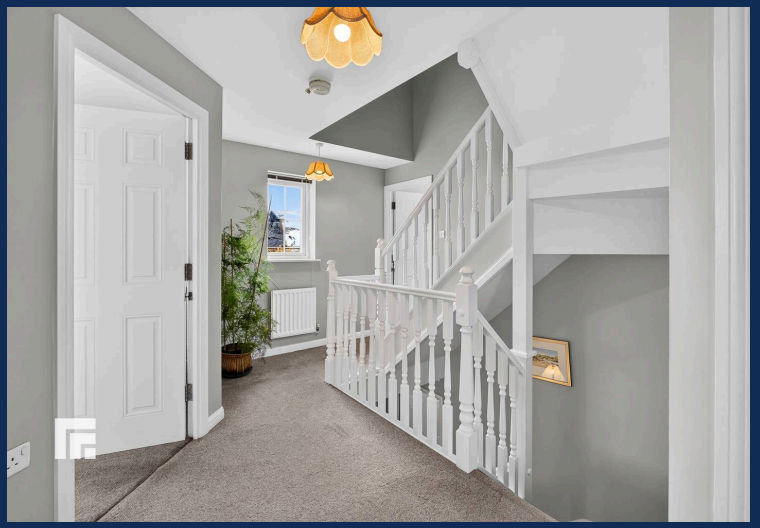
2 Parking Spaces

Steel up and over doors. Light and power.











BARRY 01446 744750

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

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