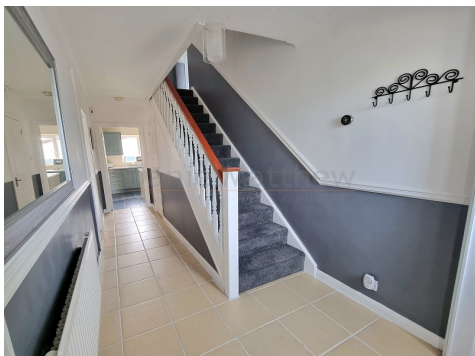




Nelson Road, Barry, The Vale Of Glamorgan. CF62 9HL

£355,000



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DanielMatthew
ESTATE AGENTS



**Nelson Road, Barry, The Vale Of Glamorgan.
CF62 9HL
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Daniel Matthew are pleased to offer for sale this well presented four bedroom detached property situated in a cul-de-sac location in the East End of Barry. Property comprises to the ground floor, hallway, three reception rooms and kitchen. To the first floor, four bedrooms with fitted wardrobes and family bathroom. Further benefits are front and rear garden, single garage with electric door, resin driveway for two vehicles, condensed boiler fitted 2 years ago controlled via Google Nest thermostat, and an ideal family home. Viewings are highly recommended. please contact call our team on 01446 502806



Hallway

Enter via a composite door leading into hallway, UPVC double glazed obscured window to front aspect, artexed ceiling, plain walls with dado rail, staircase leading to first floor, doors leading into lounge, kitchen and cloakroom, radiator.

Cloakroom/w.c (7' 04" x 1' 07") or (2.24m x 0.48m)

Artexed ceiling, plain walls, tiled flooring, two piece white suite comprising floating hand basin with mixer taps and low level WC, space for storage.

Lounge (14' 02" x 12' 06") or (4.32m x 3.81m)

UPVC double glazed window to front aspect, artexed ceiling, partially plain and papered walls with dado rail, newly fitted carpet, gas fire place with marble surround, radiator, wooden window overlooking dining room, door leading into dining room.

Dining Room (12' 05" x 9' 04") or (3.78m x 2.84m)

Artexed ceiling and coving, papered walls with dado rail, wood effect laminate flooring, opening into reception room two, radiator.

Reception Room Two (9' 07" x 7' 09") or (2.92m x 2.36m)

UPVC double glazed window over looking rear garden, UPVC double glazed patio doors leading to rear garden, artexed ceiling, partially papered and plastered walls with dado rail, wood effect laminate flooring, radiator.

Kitchen (10' 06" x 8' 08") or (3.20m x 2.64m)

UPVC double glazed window to rear aspect, UPVC double glazed door leading to inner hallway, panelled ceiling, tiled walls, tiled flooring, a range of matching wall and base units with complimentary work surfaces, round stainless steel sink with drainer and mixer tap, single electric oven and four ring electric hob with extractor fan, integrated under counter fridge, washing machine and dishwasher.

Landing

Artexed ceiling, loft access (no ladders, part boarded and fully insulated), partially papered and plastered walls with dado rail, fitted carpet, doors leading into four bedrooms and family bathroom.

Bedroom One (11' 07" Max x 10' 04" Min) or (3.53m Max x 3.15m Min)

UPVC double glazed window to front aspect, artexed ceiling, papered walls, newly fitted carpet, radiator, built in wardrobes.

Bedroom Two (14' 07" x 7' 05") or (4.45m x 2.26m)

UPVC double glazed window to front aspect, artexed ceiling and coving, plastered walls, fitted carpet, radiator, built in walk in wardrobe with wall mounted condensed boiler, built in wardrobe measures 7'2" X 3'6".

Bedroom Three (11' 05" x 9' 02" Min Min) or (3.48m x 2.79m Min)

UPVC double glazed window to rear aspect, artexed ceiling, plastered walls with dado rail, fitted carpet, radiator, built in fitted wardrobes.

Bedroom Four (8' 04" x 7' 01") or (2.54m x 2.16m)

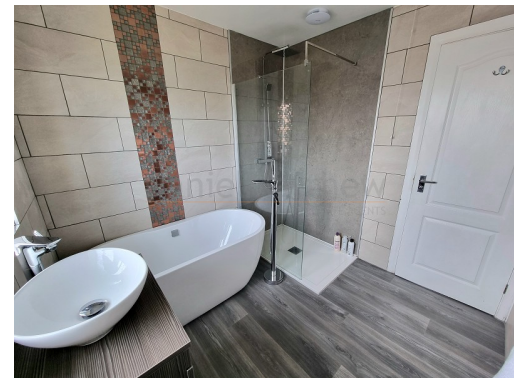
UPVC double glazed window to front aspect, artexed ceiling and coving, plastered walls with dado rail, radiator, built in fitted wardrobe.

Bathroom (7' 08" x 7' 05") or (2.34m x 2.26m)

UPVC double glazed obscured window to rear aspect, plastered ceiling with extractor fan, tiled walls, vinyl flooring, four piece white suite comprising free standing bath with shower head mixer tap over, low level WC, floating wash hand basin inset into vanity unit, shower cubicle with mains overhead shower, chrome heated towel rail.

Garage (17' 08" x 7' 06") or (5.38m x 2.29m)

Power & lighting, electric up and over door, power for chest freeze freezer and tumble dryer.



Outside

Front - Resin driveway for two vehicles.

Rear - Decked area, laid to lawn, pathway leading to rear garden with area for shed, patio area, fenced boundaries, side gate access.

Services

This property has the following services: Mains electricity, mains water, mains gas, mains drainage

Tenure

The resale tenure for this property is Freehold

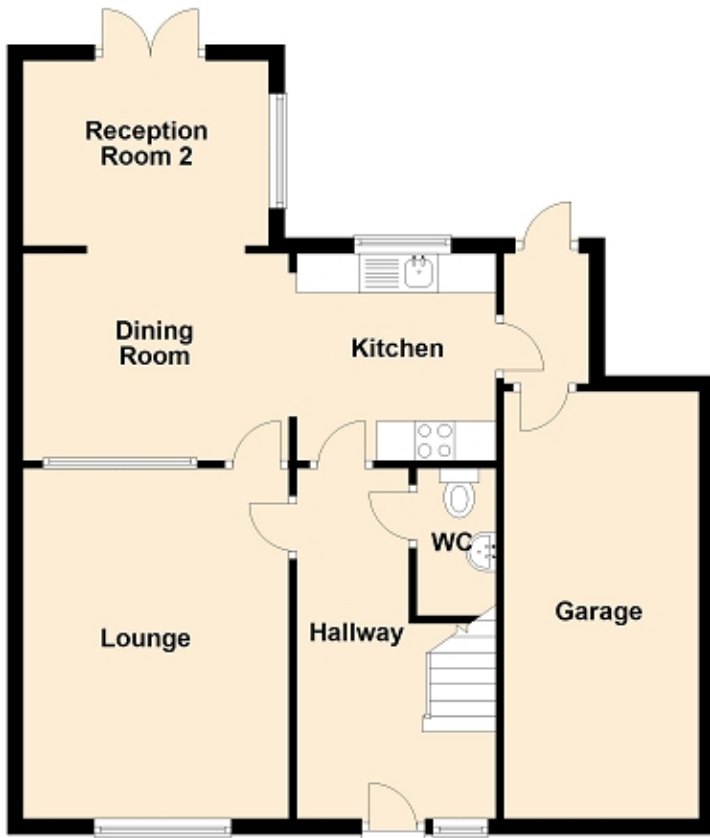
Council Tax

The council tax for this property is band E



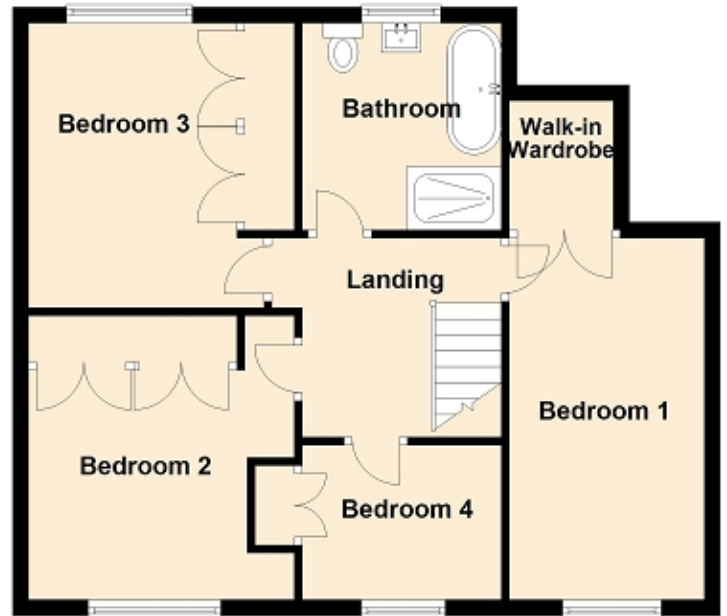
Ground Floor

Approx. 66.1 sq. metres (711.6 sq. feet)




First Floor

Approx. 57.7 sq. metres (621.1 sq. feet)



Total area: approx. 123.8 sq. metres (1332.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.