



Winchester Close, Barry, The Vale Of Glamorgan. CF62 7JH

Offers In Excess Of £200,000



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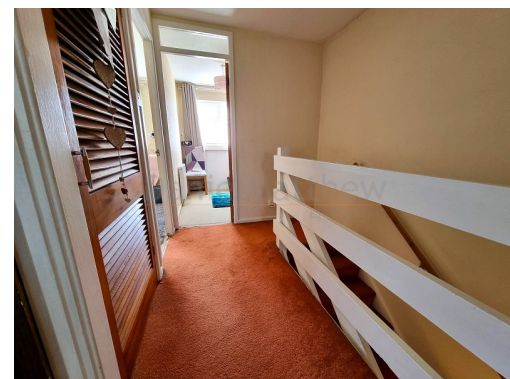
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ESTATE AGENTS



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**\*\*\*IDEAL STARTER HOME \*\*** Daniel Matthew Estate Agents are delighted to offer to the market this three bedroom end of terrace property, situated in the popular Cwm Talwg area, Offered with no ongoing chain. Property comprises to the ground floor, hallway, cloakroom, lounge and kitchen. To the first floor three bedrooms and shower room. Further benefits are within walking distance to Park Crescent, High Street and Barry Rail Station, gas central heating, UPVC double glazing throughout, **NO CHAIN**, viewing's are highly recommended, please contact a member of our team on 01446 502806



## Hallway

Enter via UPVC double glazed door leading into hallway, plain walls, fitted carpet, stairs leading to first floor. Under stair recess. Storage cupboard. Radiator. Doors leading to WC, lounge and kitchen.

## Cloakroom/w.c (4' 11" x 2' 10") or (1.50m x 0.86m)

UPVC double glazed obscured window to front aspect, papered walls, tiled flooring, white low level WC.

## Kitchen (8' 4" x 10' 9") or (2.54m x 3.28m)

UPVC double glazed window to front aspect, door leading into storage cupboard, vinyl flooring, tiled splashback, a range of matching wall and base units with complimentary work surfaces, stainless steel sink with drainer and mixer tap, plumbing for washing machine, space for gas/electric freestanding cooker and hob, wall mounted boiler.

## Lounge (17' 8" x 11' 4") or (5.38m x 3.45m)

UPVC double glazed window to rear aspect, fitted carpet, doors leading to rear garden, radiator.

## Bedroom One (11' 0" x 10' 10") or (3.35m x 3.30m)

UPVC double glazed window to front aspect, fitted carpet, radiator, built in cupboard.

## Bedroom Two (10' 10" x 10' 4") or (3.30m x 3.15m)

UPVC double glazed window to rear aspect, fitted carpet, radiator, built in cupboard.

## Bedroom Three (11' 11" x 8' 7") or (3.63m x 2.62m)

UPVC double glazed window to rear aspect, fitted carpet, radiator, one featured papered wall.

## Shower Room (6' 7" x 5' 7") or (2.01m x 1.70m)

UPVC double glazed obscured window to front aspect, tiled walls, three piece suite comprising low level WC, wash hand basin and shower cubicle with inset shower, heated towel rail.

## Rear Garden

Front Garden -fenced boundaries, mostly laid to lawn, pathway leading to front door.

Rear Garden - fenced and brick boundaries, pathway, patio area, stone chippings, an ideal low maintenance garden.

## Services

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

## Tenure

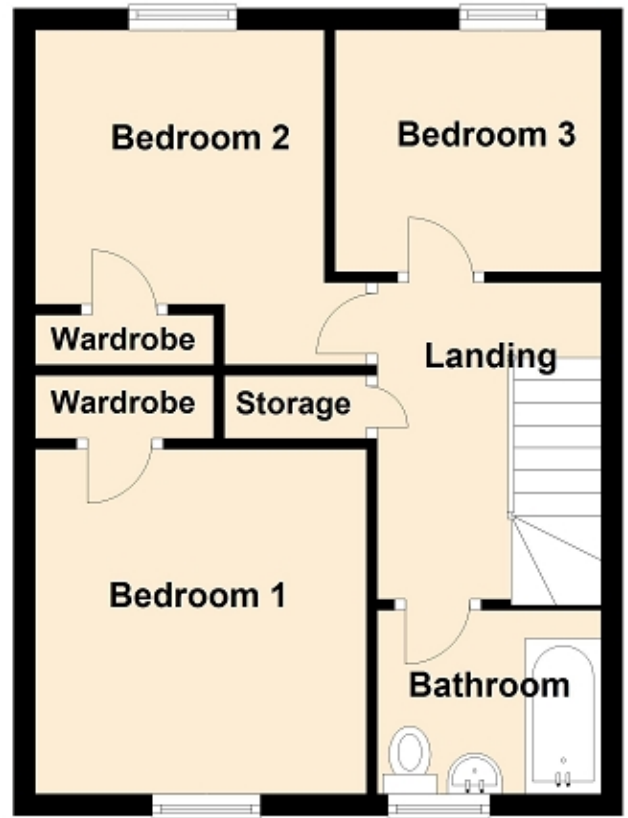
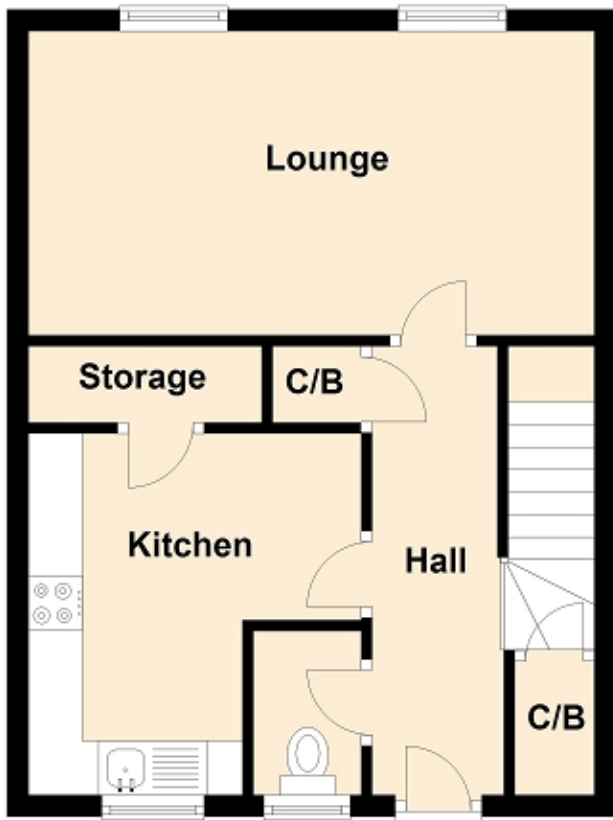
The resale tenure for this property is Freehold


## Council Tax

The council tax for this property is band B







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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.