

15/1/25

matthew

DanielMatthew

ESTATE AGENTS

81 Jenner Road
Barry
The Vale Of Glamorgan
CF62 7HQ

£275,000



- PANORAMIC CHANNEL VIEWS
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- EXTENDED KITCHEN
- LARGER THAN AVERAGE GARDEN
- SOUTHERLY FACING
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- CLOSE TO LOCAL AMENITIES
- NO ONGOING CHAIN

Ref: PRB10310

Viewing Instructions: Strictly By Appointment Only



General Description

PANORAMIC CHANNEL VIEWS. Daniel Matthew estate agents are pleased to offer to market this end of terraced property. Comprising of porch, hallway, two reception rooms and an extended kitchen to the ground floor. Landing, three bedrooms and a family bathroom. Benefiting from double glazing, gas central heating, enclosed front and rear gardens, side access and a single detached garage. Situated in the West end of Barry close to all local amenities. It is also in a great catchments area for several local schools. A short distance to the ever popular seaside resort of Barry Island with its golden sandy beaches. Offered for sale with no ongoing chain. Viewing's are highly recommended. To book an appointment please call a member of the team on 01446 502806.

Accommodation

Entrance Porch

Enter through UPVC door with glazed side panels. Fitted carpet. Poly-carbonate roof. Glazed door into :-



Hallway (15' 03" x 5' 09" Max Max) or (4.65m x 1.75m Max)

Fitted carpet, cupboard housing electric meter. Radiator. Window to side. Staircase rising to first floor with spindled balustrade, hand rails and under stairs cupboard housing gas meter. Doors into :-



Lounge (12' 01" Max x 13' 08" Max) or (3.68m Max x 4.17m Max)

Fitted carpet, neutral decor. Alcove with shelving. Bay window to front elevation. Radiator.



Dining Room (10' 10" Max x 13' 09" Max) or (3.30m Max x 4.19m Max)

Fitted carpet, Wall mounted gas fire with back boiler. Neutral decor. Coved and papered ceiling. Bay window to rear with extensive views.

Kitchen/ Breakfast Room (18' 02" Max x 6' 0" Max) or (5.54m Max x 1.83m Max)

The Galley style kitchen has been extended to allow a breakfast area. Vinyl wood effect flooring. A range of base and eye level units with complementing work surfaces. Inset one and a half bowl sink with mixer tap over. Integrated electric oven and hob. spaces for fridge, freezer and washing machine. Windows to both side and rear. Half glazed door giving access to rear garden.



Landing

Spindled balustrade. Fitted carpet. Neutral decor. Loft access with pull down ladder. The loft is partially boarded. Window to side. Doors into :-



Bedroom One (35' 1" Min x 44' 7" Max) or (10.70m Min x 13.60m Max)

Fitted carpet, neutral decor. built in wardrobes. Bay window to rear. with extensive views across the Bristol Channel. Panelled ceiling.



Bedroom Two (11' 09" Max x 13' 07" Max) or (3.58m Max x 4.14m Max)

Fitted carpet. Radiator. two recesses for wardrobes. Neutral decor. Bay window to front.



Bedroom Three (8' 01" Max x 6' 03" Max) or (2.46m Max x 1.91m Max)

Fitted carpet, radiator. Window to front. Neutral decor. Papered ceiling.



Bathroom

Fitted carpet. A three piece suite briefly comprising of, Close coupled WC. pedestal wash hand basin and a panelled bath with electric shower over. Fully tiled walls. Obscure window to rear. Radiator.



Garden

The front garden is enclosed with brick boundary walls and a wrought iron gate. It is mainly laid to lawn has flower beds and mature shrubs. Pathway leading to entrance. Gate giving side access. The rear garden is southerly facing and is also enclosed. It is a larger than average garden which is mainly laid to lawn and has an abundance of mature shrubs and flower beds. Paved patio are. Gate giving lane access.



Garage

A single sized detached garage. Power and lighting. Door to side and two windows to rear.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: E45

Tenure *Freehold*

We are informed that the tenure is Not Specified

Length of lease: .

Ground Rent

Service Charge

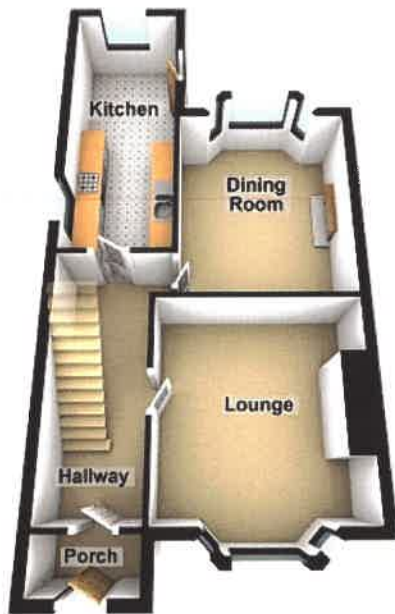
Council Tax *Band D*

Band Not Specified

Deposit: £0.00



Ground Floor



First Floor



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.