

176, Whitefarm, Barry, Vale of Glamorgan.



A modern four bedroom three storey town house with park views. The property comprises entrance hall, separate WC, kitchen/dining room and living room. Three bedrooms and family bathroom to first floor and Master bedroom with en-suite shower room to second floor. Enclosed rear garden and single garage with additional car parking spaces. EPC - B.

Guide Price £194,950 Freehold

Ref: 18949

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ACCOMMODATION

ENTRANCE HALL

Entered via a solid door, tiled flooring, stairs to first and second floor, under stairs cupboard, BT point and radiator.

CLOAKROOM 5' 5" x 3' 0" (1.67m x 0.93m)

A white suite comprising low-level WC and corner pedestal wash hand basin, tiled flooring, obscured Upvc double-glazed window to front and radiator.

KITCHEN/DINING ROOM 15' 8" x 9' 4" (4.79m x 2.86m)

Fitted kitchen comprising floor and wall units with cupboards and drawers, worktop over with 1 1/2 sink drainer unit with mixer tap over. Integrated appliances include, 4-ring gas hob with stainless steel cooker hood over and electric oven/grill under, dishwasher and fridge/freezer, space and plumbing for washing machine. Tiled flooring, Gas combi boiler. Upvc double-glazed windows to side and front and radiator.

LIVING ROOM 10' 0" x 16' 2" (3.06m x 4.93m)

Upvc double-glazed French doors to rear garden, Upvc double-glazed window to rear, fitted carpet, BT and TV point and radiator.

FIRST FLOOR

LANDING

Stairs to second floor, fitted carpet and two storage cupboards.

BEDROOM TWO 12' 6" x 9' 4" (3.82m x 2.85m)

Upvc double-glazed window to front, fitted carpet and radiator.

BEDROOM THREE 13' 3" x 9' 4" (4.05m x 2.86m)

Upvc double-glazed window to rear, fitted carpet and radiator.

BEDROOM FOUR 7' 6" x 6' 5" (2.30m x 1.97m)

Upvc double-glazed window to rear, fitted carpet and radiator.

BATHROOM 5' 7" x 6' 6" (1.71m x 1.99m)

A white suite comprising panelled bath, low-level WC, pedestal wash hand basin with tiled splash back, electric shaver socket, obscured double-glazed window to front, tile effect vinyl flooring and radiator.

SECOND FLOOR

BEDROOM ONE 20' 7" x 10' 4" (6.29m x 3.17m)

A spacious master bedroom with Upvc double-glazed window to front, 'Velux' roof light to rear, fitted carpet, eaves storage, attic access, BT and TV points and radiator.

EN-SUITE 8' 1" x 8' 2" (2.47m x 2.50m)

A white suite comprising large shower cubicle with glazed shower door, low-level WC, pedestal wash hand basin, electric shaver socket, obscured Upvc double-glazed window to rear, tile effect vinyl flooring and radiator.

OUTSIDE

Front

A small garden to front with visitor car parking space and outside tap.

Side

A single garage with up and over door with power and lighting, addition car parking spaces.

Rear

An enclosed rear garden which extends to the rear of the garages, terraced seating areas. Pedestrian gate to side car parking area.



COUNCIL TAX

We are verbally informed by the Vale of Glamorgan that the property is within Band E.

POST CODE

CF62 9EW

MEASUREMENTS

All measurements have been taken by sonic tape and are approximate and should not be relied upon for carpets or furnishings as their accuracy cannot be guaranteed and could be subject to a small margin of error.

ENERGY PERFORMANCE CERTIFICATE

A full copy of the Energy Performance Certificate is available on request.

PROCEEDS OF CRIME ACT 2002

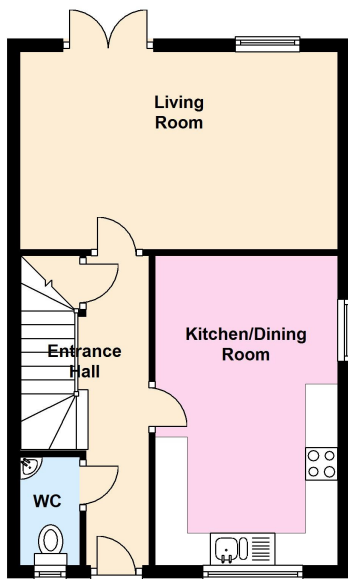
Watts and Morgan are obliged to report any knowledge or suspicion of money laundering to The National Crime Agency and should a report prove necessary may be precluded from conducting any further professional work without consent from The National Crime Agency.





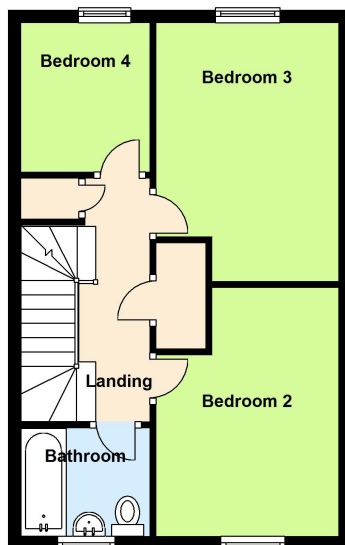
Ground Floor

Approx. 39.3 sq. metres (422.7 sq. feet)



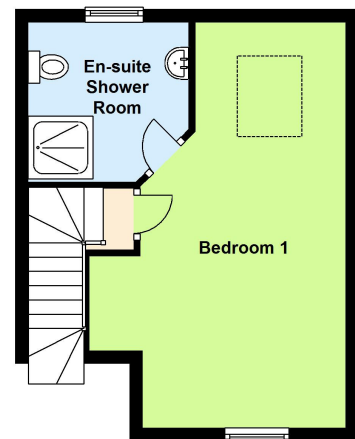
First Floor

Approx. 39.2 sq. metres (422.2 sq. feet)



Second Floor

Approx. 28.9 sq. metres (311.2 sq. feet)



Total area: approx. 107.4 sq. metres (1156.1 sq. feet)