



Orchard Drive, £325,000

- COUNCIL TAX BAND - D
- DRIVEWAY AND GARAGE - SPACE FOR MULTIPLE VEHICLES
- CLOSE PROXIMITY TO TRANSPORT LINKS - TRAIN STATION / BUS ROUTES
- FAR REACHING VIEWS ACROSS BARRY
- CLOSE TO LOCAL AMENITIES - SUPERMARKETS, TOWN CENTRE, PARKS, SCHOOLS



 3  1  1



About the property

LARGER THAN AVERAGE CORNER PLOT - DRIVEWAY & GARAGE - Close to local amenities; Barry Docks train station and bus routes, town centre shopping facilities, supermarkets, parks, beaches, popular school catchment, easy access to link roads leading to M4 corridor.

Accommodation

Entrance Porch

Tiled flooring.

Entrance Hall

Tiled flooring.

Downstairs Cloakroom

Comprising W.C. and wash hand basin. Window.

Lounge

24' 1" max x 11' 6" max (7.34m max x 3.51m max)

Wood effect flooring, window to front.

Kitchen

10' 9" max x 9' 8" max (3.28m max x 2.95m max)

Space for appliances, fitted oven and hob, dishwasher.



Conservatory

12' 9" x 5' 10" (3.89m x 1.78m)

Tiled flooring.

Bedroom One

12' 7" max x 9' 7" max (3.84m max x 2.92m max)

Window to front, carpeted flooring, fitted wardrobes.

Bedroom Two

11' max x 9' 9" plus alcoves (3.35m max x 2.97m plus alcoves)

Fitted wardrobes, window to rear, carpeted flooring.

Bedroom Three

8' 9" max x 6' 4" plus wardrobes (2.67m max x 1.93m plus wardrobes)

Carpeted flooring, window.

Bathroom

Comprising W.C., corner bath, separate shower. Tiled flooring, storage, window.

Loft Space

Boarded with pull down ladder.

Outside

Front Garden

Two driveways - one to front and the other to the side. Apple and pear trees.

Rear Garden

Tiered with patio and shrubs, wrap around plot. Two sheds - one with power.

Garage

Full power, up and over door.

01446 733224

barry@peteralan.co.uk

Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let