



## Barry Road, £280,000

- NO ONGOING CHAIN
- MULTIPLE RECEPTION ROOMS
- COUNCIL TAX BAND - D
- GARAGE
- CLOSE TO TOWN CENTRE
- EPC Rating: Awaited



 4  1  2





## About the property

Four bedroom house for sale with no onward chain. Perfect family home located close to shops and schools, Also within easy reach to the M4. Benefiting from two reception rooms and a garage.

## Accommodation

### Entrance

### Lounge

12' 5" max x 12' 4" max ( 3.78m max x 3.76m max )

### Dining Room

12' 6" max x 12' 1" max ( 3.81m max x 3.68m max )

### Kitchen

17' 3" max x 6' max ( 5.26m max x 1.83m max )

### Landing

### Bedroom Two

12' 1" max x 8' 5" plus wardrobes ( 3.68m max x 2.57m plus wardrobes )



### Bedroom Three

12' 2" max x 7' 2" plus wardrobes ( 3.71m max x 2.18m plus wardrobes )

### Bedroom Four

7' 2" x 7' 1" max ( 2.18m x 2.16m max )

### Shower Room

### Property Information

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

### Landing

### Bedroom One

14' 2" plus eaves x 11' 7" plus eaves ( 4.32m plus eaves x 3.53m plus eaves )

### Outside

### To The Front

Small court yard.

### To The Rear

Enclosed rear garden **\*\*GARAGE\*\***



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## 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](http://www.focalagent.com)

## Important Information

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