



## Breaksea Court Friars

**£190,000**

- 3 DOUBLE BEDROOMS
- OPEN PLAN LIVING/ KITCHEN - PRIVATE TERRACE
- IDYLIC SEA VIEWS
- BARRY ISLAND - COASTAL WALKS, BEACHES, PARKS
- SPACE FOR HOME OFFICE
- EPC Rating: C



 3  1  2





## About the property

BARRY ISLAND - BEACHES - COASTAL WALKS - JACKSONS BAY. Briefly comprising of communal entrance, inner hallway, plenty of fitted storage, open plan living/ kitchen, 3 double bedrooms, space for home office, family bathroom, private terrace, idyllic sea views to rear, 2 allocated parking spaces.

## Accommodation

### Entrance Hallway

Carpet, radiator, glazed to side, stairs to first floor.

### Kitchen/ Living Room

17' 9" max x 11' 9" max ( 5.41m max x 3.58m max )

Matching wall and base units with complimentary work tops, gas hob, oven and cooker hood, inset sink with drainer and mixer tap. Space for fridge freezer, space for washing machine, fitted breakfast bar, tv point, power points, radiator, wood floor, glazed window to side and rear and upvc door to rear terrace.

### Inner Hallway

Wood floor, steps to upper floor.

### Bedroom One

18' 9" x 10' 3" max ( 5.71m x 3.12m max )

Carpet, power point, radiator, glazed window to side.





## Bedroom Two

11' 4" x 11' 3" ( 3.45m x 3.43m )

Wood floor, fitted wardrobe, power points, radiator, glazed window to side.

## Bedroom Three

15' 6" max x 11' 1" ( 4.72m max x 3.38m )

Carpet, power point, radiator, glazed window to side and rear with beach view.

## Bathroom

WC, wash hand basin, bath with overhead shower, splash back tiles, glazed window to side and radiator.

## To The Front

Two parking spaces, space to build garage.

## Balcony

Balcony to rear.

01446 733224

barry@peteralan.co.uk

## Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## 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