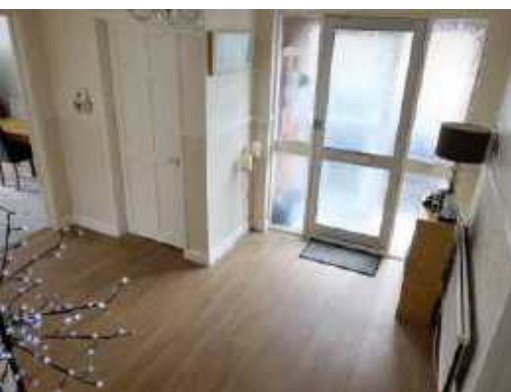




## 120 Pontypridd Road, Barry

**£280,000**

**\*\*\* NEW\*\*\*** Priority Estates are delighted to offer for sale this four bedroomed individually designed detached property. The property offers excellent links to Cardiff Wales Airport, The Vale of Glamorgan and Cardiff City Centre, Set in catchment areas for the most desirable schools, and within walking distance to some of the towns most beautiful parks and beaches. The property briefly comprises entrance hall, cloakroom, lounge, second reception room, kitchen/diner, utility room, four bedrooms (master en suite & dressing room) and a family bathroom.



# 120 Pontypridd Road, Barry

## Entrance porch

Via double glazed sliding doors to entrance porch. Ceramic tile flooring. Via double glazed door to ....

## Entrance hall

With stairs having carpeted treads rising to first floor accommodation. Radiator. Coved ceiling. Dado rail. Wood effect flooring.

## Cloakroom

Ground floor cloak room to comprise low level close coupled w.c and pedestal wash hand basin with vanity unit. Mirror with light. Double glazed window to side. Radiator. Vinyl flooring.

## Lounge 21'3 x 13'9 (6.48m x 4.19m)

Spacious Lounge with double glazed picture window to the front with sliding patio doors in the centre. Two radiators. Fitted carpet.

## Dining Room/Family Room 14'3 x 11' (4.34m x 3.35m)

Second reception room with double glazed window to rear. Coved ceiling. Fitted carpet.

## Kitchen 12'6 x 9'9 (3.81m x 2.97m)

Fitted kitchen to comprise base and wall units with rolled edge laminated work surfaces incorporating inset one and a half stainless steel sink and drainer with mixer taps over. Gas range cooker with double oven and four burner gas hob and griddle with extractor hood over. Ceramic tiling to splash back areas and work surface surrounds. Double glazed window to side. Radiator. Fitted carpet. Door to ..

## Utility room

Separate utility room with double glazed windows to both side and rear. Wall mounted cupboard housing central heating boiler. Recess and plumbing for washing machine, dishwasher and tumble dryer. Space for fridge/freezer. Radiator. Fitted carpet. Double glazed door providing access to rear garden.

## First floor landing

With ranch style balustrading. Fitted carpet. Access to loft space. Doors to all first floor rooms.

## Bedroom 1 13'9 x 12'3 (4.19m x 3.73m)

Main double bedroom with two double glazed windows to front. Radiator. Built in wardrobes with sliding mirror door frontage. Archway to ...

## Dressing Area

Walk in dressing area with range of wardrobes and storage space with mirror door frontage. Fitted carpet. Door to ....

## En suite

With suite to comprise corner shower enclosure with electric shower. Low level close coupled w.c and pedestal wash hand basin. Double glazed window to side. Radiator. Inset lighting to ceiling. Laminate flooring.

## Bedroom 2 11'6 x 11' (3.51m x 3.35m)

Second double bedroom with double glazed window to rear, Radiator. Timber effect laminate flooring.

## Bedroom 3 9'9 x 9'6 (2.97m x 2.90m)

Third double bedroom with double glazed window to rear. Radiator. Timber effect laminate flooring. Built in wardrobe and storage space to alcove.

## Bedroom 4 8'6 x 7'3 (2.59m x 2.21m)

Double glazed window to side. Radiator. Fitted carpet. Built in wardrobe.

## Bathroom

Family bathroom with corner bath with mixer taps and shower attachment over. Low level close coupled w.c and pedestal wash hand basin. Separate fully tiled shower enclosure with electric shower insitu and glazed door frontage, Double glazed window to side. Radiator. Mosaic vinyl flooring.

## W.c

Additional first floor w.c with low level close coupled w,c and matching pedestal wash hand basin with fixed mirror and light over. Double glazed window to side. Radiator. Laminate flooring.

## Garage

Double length garage with steel up and over doors. Light and power.

## Gardens

To the front :- Front garden designed for ease of maintenance, laid to paving with beds etc.

To the side :- Driveway providing access to garage and ample off road parking.

To the rear :- Enclosed rear garden with paved patio area and lawned area with mature trees and shrubs.

