





71 Churchfields

Barry, Barry

VERSATILE DETACHED PROPERTY SPLIT OVER 3 LEVELS; In immaculate order throughout and benefitting from a private rear garden. Due to the layout this p...

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- WELL PRESENTED DETACHED PROPERTY
- SPLIT OVER 3 LEVELS
- 3 OR 5 BEDS; 2 OR 4 RECEPTIONS
- DRIVE; GARAGE
- LARGE 4 PIECE BATHROOM
- STUNNING PRIVATE GARDEN
- EPC D64





Entrance Hall

Accessed via uPVC door with opaque stained glass window. Carpeted and with stairs leading to the lower ground and first floor. Radiator. Internal doors to two rooms. Door to large storage cupboard.

Sitting Room One (Or Bedroom Four)

Dimensions: 9' 6" x 7' 4" (2.89m x 2.23m). Carpeted with front aspect window. Radiator. Decorative picture rail and coving. This room could be another reception room or a 4th bedroom.

Sitting Room Two (Or Bedroom Five)

Dimensions: 9' 8" x 9' 2" (2.94m x 2.79m). Carpeted with front aspect window. Radiator. Decorative coving and picture rail. This room can be another reception room or a 5th bedroom perhaps.

Hallway

Carpeted hall with internal doors to lounge, dining room, kitchen, WC and large storage cupboard. Radiator.

WC

Dimensions: 4' 5" x 2' 10" (1.35m x 0.86m). Wash basin and low level WC. Extractor. Laminate flooring.



Lounge

Dimensions: 18' 6" x 12' 7" (5.63m x 3.83m). A large carpeted lounge with uPVC French style doors onto the rear garden. Two radiators. Feature fire surround. Side aspect stained glass window.

Dining Room

Dimensions: 10' 6" x 9' 4" (3.20m x 2.84m). Carpeted and with UPVC French doors out onto the garden. Radiator.

Kitchen Breakfast Room

Dimensions: 17' 8" x 9' 10" (5.38m x 2.99m). A spacious kitchen with a range of fitted eye level and base units with work surfaces over and one and a half bowl inset ceramic sink unit. Inset gas hob, double oven under and cooker hood over. Integrated fridge freezer. Space and plumbing for appliances as required. Further units



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FRONT GARDEN

A deep front with an area of lawn and established shrubs. Large driveway of interlocking brick paviour providing off road parking for several cars and this leads to the garage. Access to both sides of the property.

REAR GARDEN

A truly wonderful garden which has maintained to a very high standard and is completely private. Initially there is patio areas and stone chippings plus a fixed gazebo with curtains - ideal for sitting outside on colder days. A lawn with established trees and shrubs is divided by a small pathway which leads to a decked seating area, again with a further gazebo in situ. Steps lead down to the lower garden where there is a pond and shed. Power points and lighting.

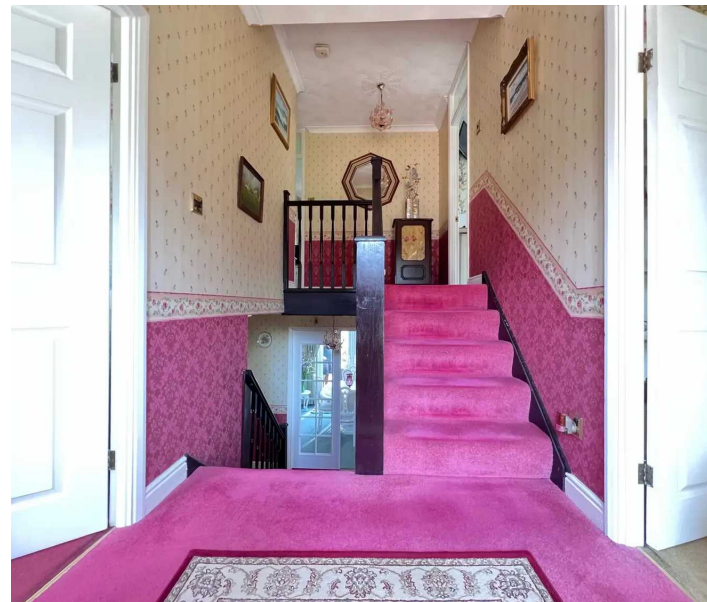
GARAGE

Double Garage

With power and lighting and storage to rafters. Up and over door. 16' 8" x 8' 0" (5.08m x 2.44m)

ON DRIVE

3 Parking Spaces







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