





12 Laugharne Court Caldy Close

Barry, Barry

A very spacious three double bed property with no onwads chain!!!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- NO ONWARDS CHAIN
- READY TO MOVE INTO!
- THREE GOOD DOUBLE BEDROOMS
- LOUNGE; DINER PLUS LARGE CONSERVATORY
- RECENT NEW BOILER
- SPACIOUS PLOT WITH FRONT, SIDE AND REAR GARDENS
- EPC C75





Entrance Poch

Accessed via uPVC front door with matching side windows. Tiled floor. Inner door to hall.

Hallway

With a Karndean floor and carpeted stairs to the first floor. Two large storage cupboards plus doors to WC, kitchen and living room. Radiator.

Wc

5' 4" x 3' 0" (1.63m x 0.91m)

White close coupled WC with button flush and matching wash basin with corner cupboard. Partial tiled walls and opaque window to front.

Kitchen

10' 9" x 9' 1" (3.28m x 2.77m)

A range of eye level and base units with work surfaces over and stainless steel sink unit and mixer tap. Inset electric hob plus separate waist level oven. Integrated fridge. Space for further appliance as required. Vinyl floor and radiator. Front aspect uPVC window. Opaque window and glazed door to dining area.

Dining Room

11' 3" x 8' 6" (3.43m x 2.59m)

Laminate floor and side aspect uPVC window. Radiator. Square opening to lounge.

Lounge

15' 4" x 11' 9" (4.67m x 3.58m)

Continuation of the laminate floor this lounge is a great size with large windows onto the garden plus double opening uPVC doors to the good size conservatory. Radiator. Inner door to rear lobby.

Rear Lobby

Further door to garden and also to a large storage cupboard.

Conservatory

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With a tiled floor this conservatory makes a fantastic second reception room. There are uPVC windows all





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With a tiled floor this conservatory makes a fantastic second reception room. There are uPVC windows all round with fitted one touch blinds and a pitched roof with ceiling light and fan. Further uPVC double opening doors lead to the garden.

Landing

Carpeted and with doors to shower room, three double bedrooms and two large storage cupboards. Radiator.

Shower Room

6' 4" 0" x 5' 5" (1.95m x 1.65m)

A spacious shower room in white comprising WC with button flush, wash basin and walk in shower cubicle with electric shower inset. Opaque window to front. Fully tiled walls. Vinyl floor. Heated towel rail.

Bedroom One

13' 6" x 8' 10" (4.11m x 2.69m)

Carpeted double bedroom with radiator and front aspect window. Large fitted cupboard.

Bedroom Two

15' 4" x 8' 10" (4.67m x 2.69m)

A carpeted double bedroom with rear aspect window and radiator.

Bedroom Three

12' 6" x 8' 5" (3.81m x 2.57m)

Carpeted double bedroom with rear aspect window and radiator.





FRONT GARDEN

A deep front garden with a focal point of a beautiful Oak tree. Pathway leads to front door and to the side.

REAR GARDEN

With an initial large patio then the remainder is laid to lawn and level. Fully enclosed, with access to the side. Shed.





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