





## 16 Coed Mawr

Barry, Barry

Located in the sought after Highlight Park and making an ideal first time buy with two double bedrooms, beautiful kitchen and bathroom.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- EPC C72
- WELL PRESENTED SEMI DETACHED; SOUGHT AFTER LOCATION
- VALE VIEWS; LONG DRIVEWAY
- TWO DOUBLE BEDROOMS
- MODERN KITCHEN AND BATHROOM WITH RAINFALL SHOWER





### Entrance Porch

4' 9" x 4' 8" (1.45m x 1.42m)

With a solid wood floor and front aspect window. Alarm panel. Internal door to living room.

### Living Room

17' 6" x 13' 0" (5.33m x 3.96m)

Continuation of the wood floor, radiator and front aspect bay front window. Fire surround with inset gas fire. Smooth walls and coved ceiling with wall lighting. Carpeted stairs to first floor with large under stair cupboard. Internal door to kitchen.

### Kitchen Breakfast Room

12' 11" x 9' 1" (3.94m x 2.77m)

A modern range of wooden eye level and base units with complementing work surfaces over and one and a half bowl sink unit inset. Space and plumbing for washing machine, dishwasher and fridge freezer. Stand alone Belling range oven with 5 ring gas hob, double oven under and cooker hood over. Space for table and chairs. Radiator. Rear aspect window and fully glazed door to rear garden. Vinyl floor. Smooth ceiling with inset lights.

### Landing

Carpeted landing, matching the stairs, loft hatch (ladder and partially boarded) plus internal doors lead to two double bedrooms and bathroom.

### Bedroom One

10' 11" x 9' 3" (3.33m x 2.82m)

Measurements exclude depth of fitted wardrobes. Carpeted double bedroom with front aspect window. Radiator. Full height fitted wardrobes.

### Bedroom Two

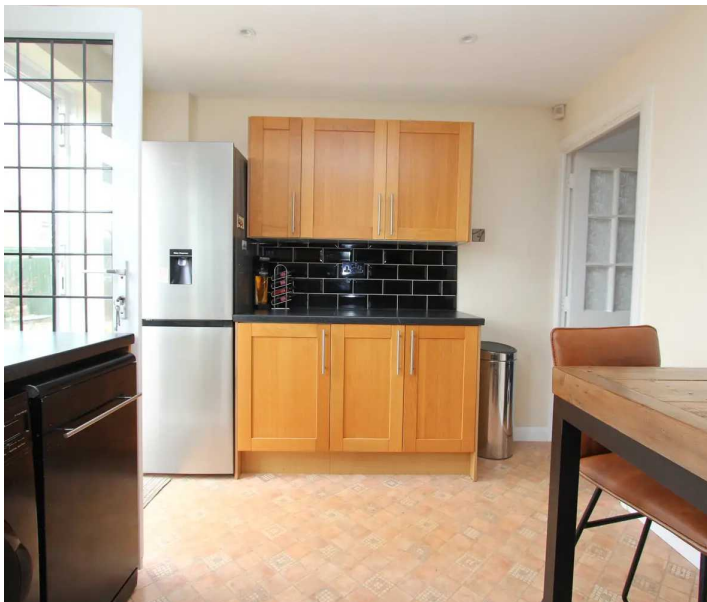
13' 0" x 9' 0" (3.96m x 2.74m)

Carpeted double bedroom with rear aspect window allowing Vale views. Radiator.

### Bathroom

7' 10" x 4' 9" (2.39m x 1.45m)

With a tiled floor the bathroom is in white and comprises of bath with thermostatic shower over

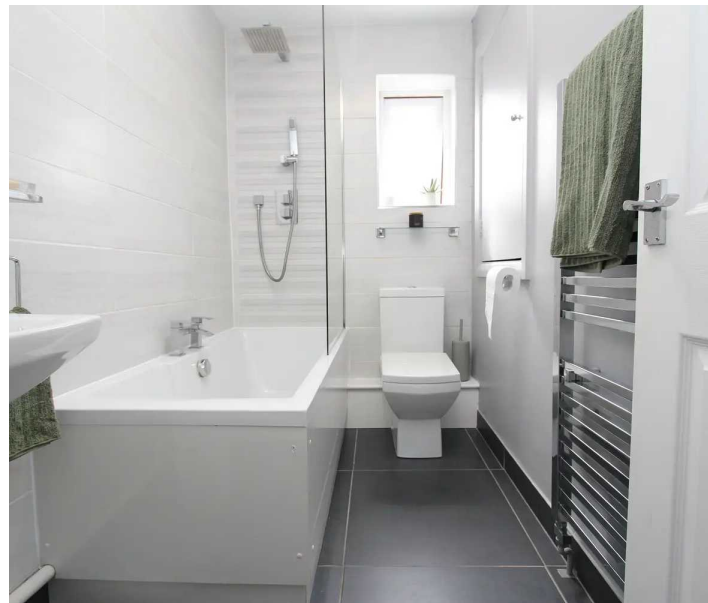
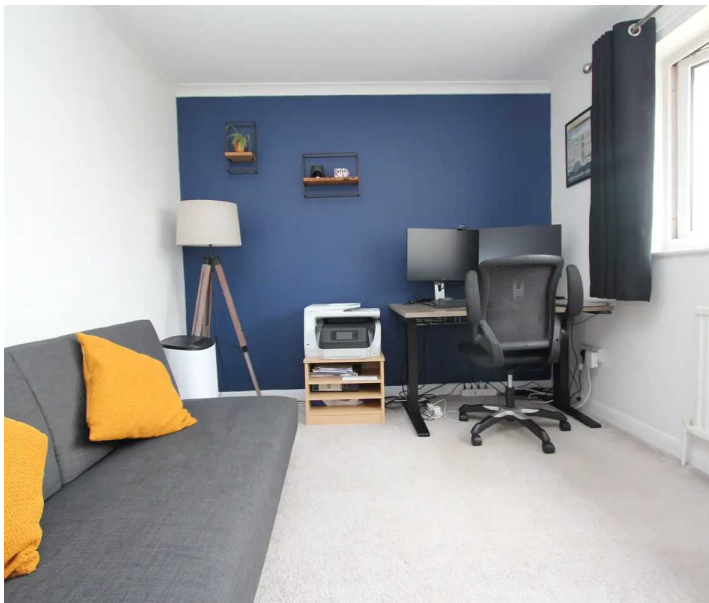




### **Bathroom**

7' 10" x 4' 9" (2.39m x 1.45m)

With a tiled floor the bathroom is in white and comprises of bath with thermostatic shower over (fixed rainfall style head and separate adjustable rinser), close coupled WC with button flush and pedestal wash basin. Tiled walls and ladder style heated towel rail. Opaque window to side. Cupboard (over stair) housing the boiler - boiler is under a maintenance plan which also covers plumbing and drains and serviced annually.





### **FRONT GARDEN**

A low maintenance front garden with established trees and stone chippings. Gate to side / rear.

### **REAR GARDEN**

A good size, fully enclosed, low maintenance rear garden with an initial patio area and outside tap. The remainder is laid with chippings and raised borders for plants. Gate to side / front.

### **DRIVEWAY**

2 Parking Spaces

Driveway parking for up to two vehicles (nose to tail).







## Chris Davies Estate Agents

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