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Sales and Lettings
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chris Davies
residential sales & lettings

2 Ael-Y-Coed, Barry
£299,950



2 Ael-Y-Coed

Barry, Barry

A three bedroom semi-detached property perfect for first-time buyers. Spacious layout with large lounge, kitchen/diner, upstairs bathroom and a downstairs WC. Generous rear garden, garage and driveway for convenient parking. Outdoor patio and well-established garden complete the tranquil setting.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- IDEAL FIRST TIME BUY
- THREE BEDROOMS
- UPSTAIRS BATHROOM PLUS DOWNSTAIRS WC
- GOOD SIZE KITCHEN/DINER
- GENEROUS REAR GARDEN
- GARAGE AND DRIVEWAY
- EPC C70





Hallway

Entrance via a uPVC front door with two stained glass panes. The hallway is carpeted with smooth walls, a textured ceiling and a radiator. Doors leading to the downstairs WC and lounge with a carpeted staircase straight ahead.

Downstairs WC

5' 4" x 2' 11" (1.63m x 0.89m)

Vinyl wood effect flooring, smooth walls and a textured ceiling. WC and a wall-mounted sink unit with pillar taps. A radiator and an opaque front aspect window.

Lounge

11' 9" x 15' 1" (3.58m x 4.60m)

Carpeted with smooth walls and a textured coved ceiling. A large front aspect window and a radiator. A door leading through to the kitchen/diner. Measurements do not include the space under the stairs.

Kitchen/Diner

14' 9" x 10' 1" (4.50m x 3.07m)

Diner is carpeted with smooth walls, a textured ceiling and a radiator. Sliding glass doors lead to the garden. The kitchen has vinyl wood effect flooring, smooth walls and a textured ceiling. Matching light wood eye and base level units with a complementing countertop. A sink unit inset with a stainless steel mixer tap overtop. A tiled splashback, space/plumbing for a washing machine, space for a cooker with an integrated extractor and a rear aspect window.





Landing

A carpeted staircase leads to a carpeted landing with smooth walls and a textured ceiling. Loft access and a side aspect window. Doors leading to the family bathroom, three bedrooms, a storage cupboard and a cupboard housing the water tank.

Family Bathroom

6' 1" x 5' 6" (1.85m x 1.68m)

Vinyl wood effect flooring, smooth walls and a textured ceiling. WC, pedestal basin with pillar taps and a tiled splashback. Full height tiling around the bath with a glass shower screen and an electric shower inset. An opaque front aspect window and a radiator.

Bedroom One

8' 1" x 12' 2" (2.46m x 3.71m)

Carpeted, smooth walls and a textured ceiling. A large rear aspect window, a radiator and a built in wardrobe. Measurements exclude the depth of the built in wardrobe.

Bedroom Two

10' 11" x 8' 4" (3.33m x 2.54m)

Carpeted with smooth walls and a textured ceiling. A large front aspect window and a radiator.

Bedroom Three

9' 0" x 6' 6" (2.74m x 1.98m)

Carpeted, smooth walls and a textured ceiling. A rear aspect window and radiator.





FRONT GARDEN

A driveway to the right hand side leading to the garage, accessible via an up and over door. Left hand side is laid to lawn, a decorative stone pathway leads to the front door. Well established shrubbery to both sides.

GARDEN

Step out of the sliding glass doors onto a well appointed patio area. The patio area has a low level brick wall to separate it from the rear of the garden which is laid to lawn. Steps lead down to the lawned area. To the right of the patio there is a large flowerbed with some well established shrubbery. There is also access to the garage to the right. To the rear of the garden there are some well established trees and also a handy shed.

DRIVEWAY

2 Parking Spaces

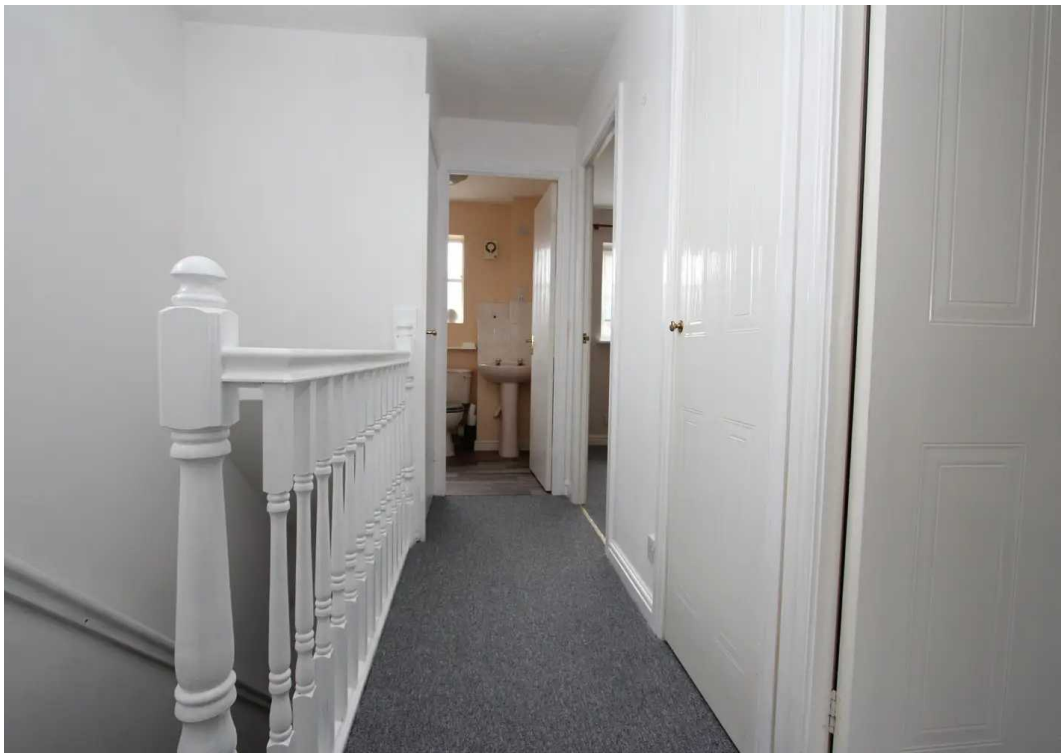
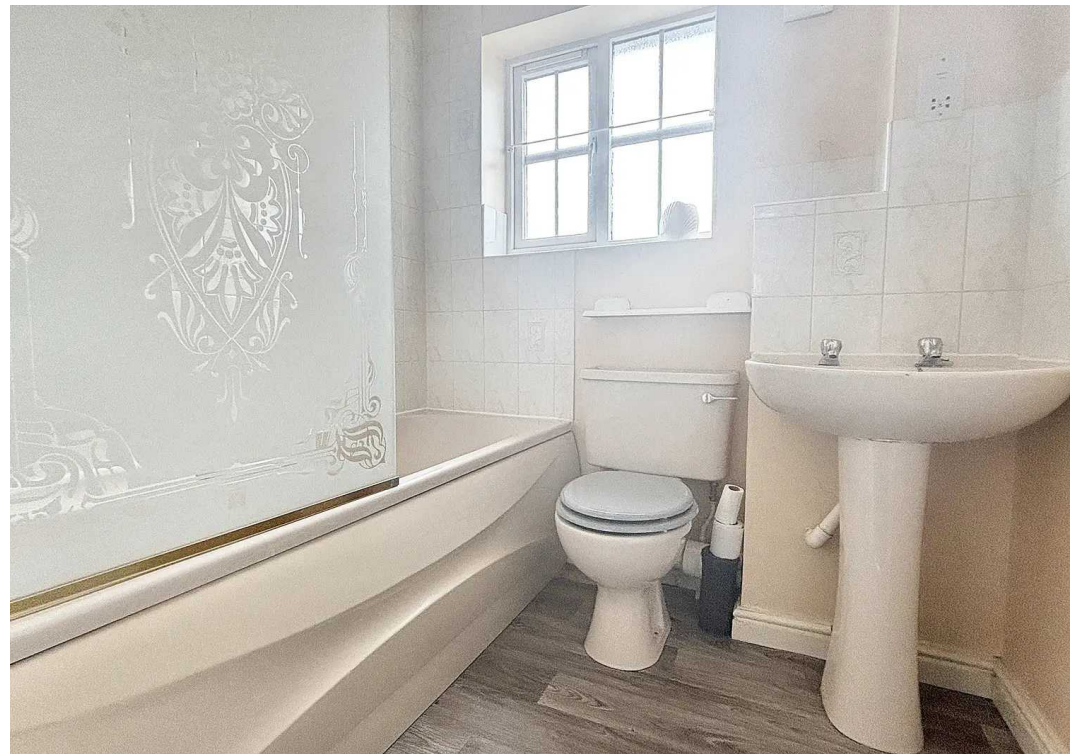
Driveway suitable to park two cars nose to tail.

GARAGE

Single Garage

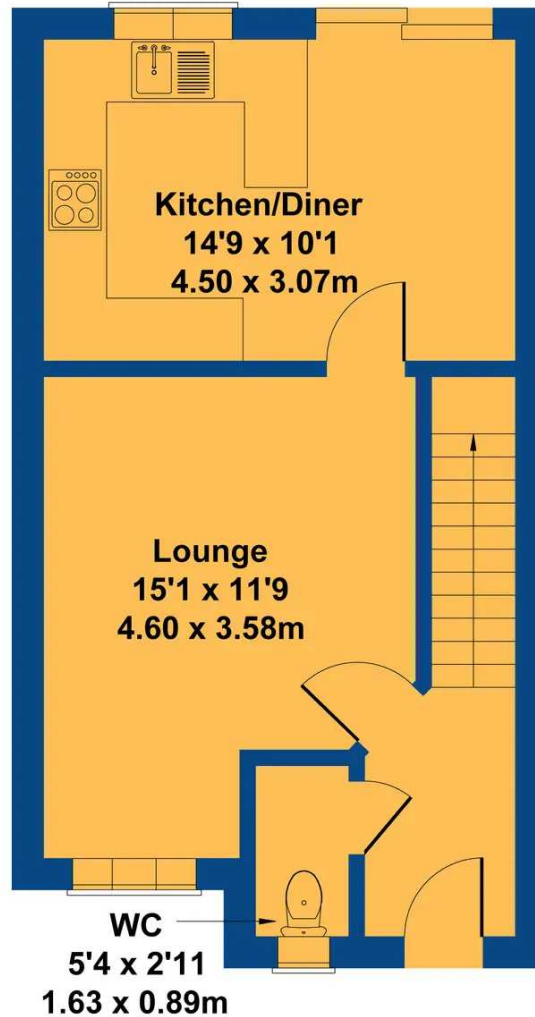
Garage accessible via an up and over door, suitable to park one small car.



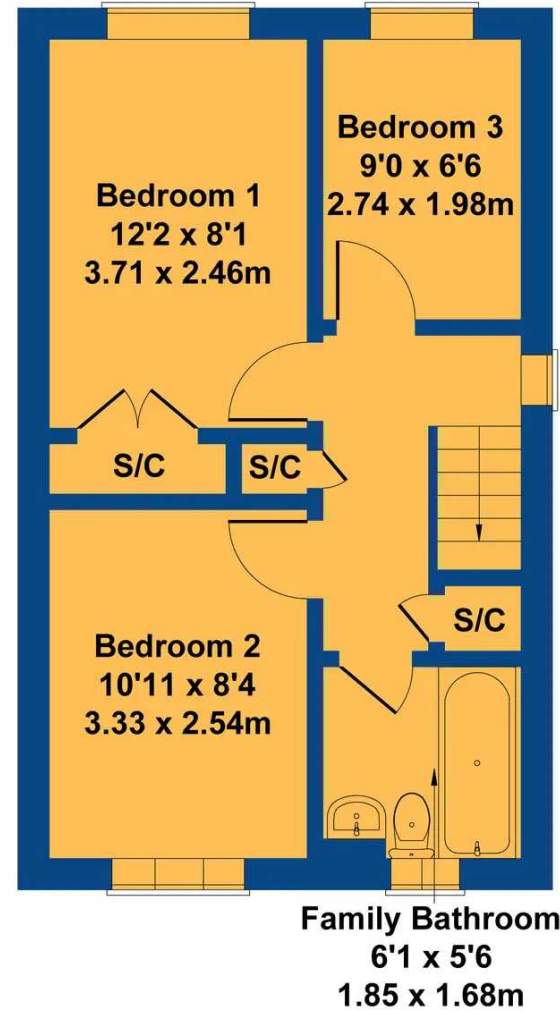


2 Ael-Y-Coed

Approximate Gross Internal Area
775 sq ft - 72 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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