





## 12 Heol Tapscott

Barry, Barry

Stunning four bedroom end of terrace property by Barratt Homes with a modern design, open plan kitchen/diner, spacious lounge, four bathrooms, a double driveway, landscaped garden and EPC B85. Ideal for families/professionals.

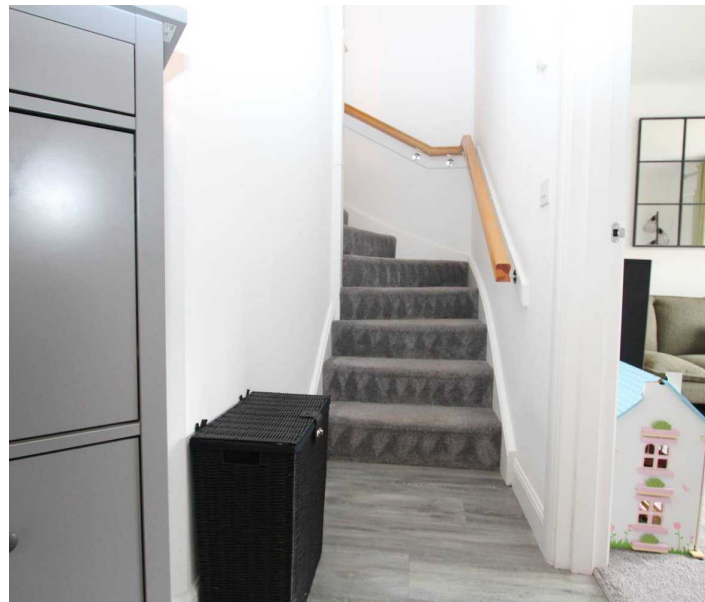
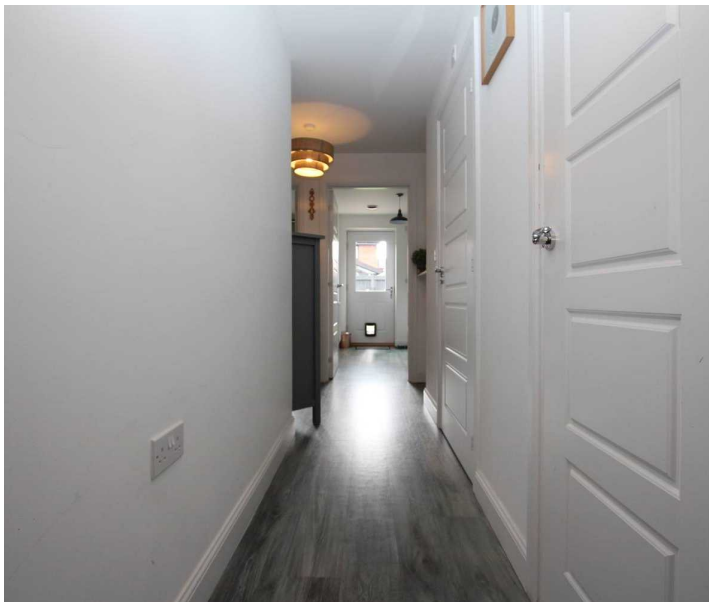
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- BARRATT HOMES
- LARGE OPEN PLAN KITCHEN/DINER PERFECT FOR ENTERTAINING
- LARGE LOUNGE WITH JULIET BALCONY
- FOUR BEDROOMS
- GF SHOWER ROOM, FF WC, SF FAMILY BATHROOM PLUS EN-SUITE TO MASTER
- BLOCK PAVED DRIVEWAY PROVIDING PARKING FOR TWO VEHICLES
- GENEROUS LANDSCAPED REAR GARDEN
- EPC B85
- 3 YEARS REMAINING NHBC WARRANTY
- EXCELLENT TRANSPORT LINKS AND CLOSE TO LOCAL AMENITIES





## GROUND FLOOR

### Hallway

Entrance via a composite front floor with opaque glazing, a thumb turn and a safety chain for added security. The hallway has laminate grey wood effect flooring, smooth walls, a smooth ceiling and a modern vertical radiator. There are doors leading to two handy storage cupboards, a ground floor shower room, a utility room and a fourth bedroom/additional reception room. A carpeted staircase leads to the first floor.

### Utility Room

9' 8" x 6' 5" (2.95m x 1.96m)

A continuation of the grey wood effect laminate flooring from the hallway, smooth walls and a smooth ceiling. Matching modern eye and base level units with a complementing light wood effect worktop which has a one and a half bowled sink inset with a stainless steel mixer tap ovetop. A subway tiled splashback. Space and plumbing for a washing machine. A composite door leads out to the garden. A radiator.

### Bedroom Four/Additional Reception Room

10' 0" x 9' 9" (3.05m x 2.97m)

Carpeted with smooth walls and a smooth ceiling. A modern vertical radiator and double opening doors leading out onto the patio.

### Shower Room

8' 10" x 3' 0" (2.69m x 0.91m)

Vinyl tile effect flooring, smooth walls and a smooth ceiling. A three piece white suite comprising a WC with a push button flush, a pedestal wash basin with a stainless steel mixer tap ovetop and a tiled splashback and a walk in shower cubicle with a stainless steel thermostatic shower inset, a folding glass shower screen and full height tiling within. A radiator and an extractor fan.





## FIRST FLOOR

### First Floor Landing

A carpeted staircase with a wooden balustrade leads to a carpeted landing with smooth walls, a smooth ceiling and a radiator. Doors lead off to the kitchen/diner, lounge and WC. A further carpeted staircase leads to the second floor.

### Kitchen/Diner

16' 10" x 10' 0" (5.13m x 3.05m)

Laminate grey wood effect flooring, smooth walls and a smooth ceiling. Modern eye and base level units with black handles and beautifully complementing light wood effect worktops with a one and a half bowled sink inset and a black mixer tap ovetop. Integrated appliances include a dishwasher, an eye level single oven, a four ring gas hob with a stainless steel splashback and an extractor. A fitted bench style seating area complete with a dining table. Two front aspect windows.

### Lounge

16' 5" x 12' 10" (5.00m x 3.91m)

Carpeted with smooth walls and a smooth ceiling. Two modern vertical radiators. A floor to ceiling front aspect window and a double opening Juliet balcony. A built in media wall with wood panelling and plenty of integrated storage and shelving.

### WC

5' 5" x 4' 4" (1.65m x 1.32m)

Vinyl tile effect flooring, smooth walls and a smooth ceiling. A two piece white suite comprising a WC with a push button flush and a white pedestal sink basin with a stainless steel mixer tap ovetop and a subway tiled splashback. Double opening doors lead to a handy storage cupboard which also houses the water tank.





## SECOND FLOOR

### Second Floor Landing

A carpeted staircase with a wooden balustrade leads to a carpeted landing with smooth walls, a smooth ceiling and a radiator. Doors lead off to three bedrooms and a family bathroom. Loft access.

### Bedroom One

12' 9" x 12' 0" (3.89m x 3.66m)

Carpeted with smooth walls and a smooth ceiling. A large floor to ceiling front aspect window. Doors leading to a walk in wardrobe and an en-suite shower room.

### En-suite Shower Room

7' 1" x 4' 7" (2.16m x 1.40m)

Vinyl tile effect flooring, smooth walls and smooth ceiling. A large floor to ceiling opaque front aspect window. A three piece white suite comprising a WC with a push button flush, a pedestal wash basin with a stainless steel mixer tap ovetop and a tiled splashback and a walk in shower cubicle with a stainless steel thermostatic shower inset, a glass sliding shower screen and full height tiling within. A towel radiator and an extractor fan.

### Bedroom Two

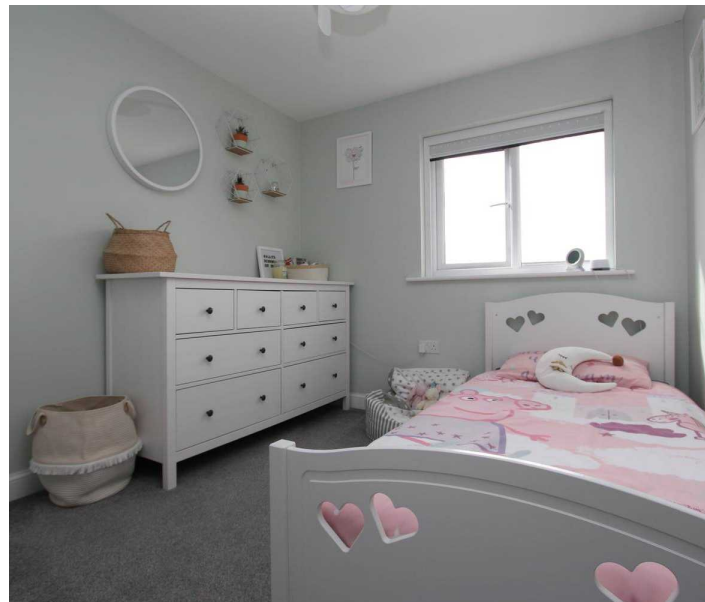
10' 1" x 8' 4" (3.07m x 2.54m)

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

### Bedroom Three

9' 10" x 8' 4" (3.00m x 2.54m)

Carpeted with smooth walls and a smooth ceiling. A radiator and a rear access window.





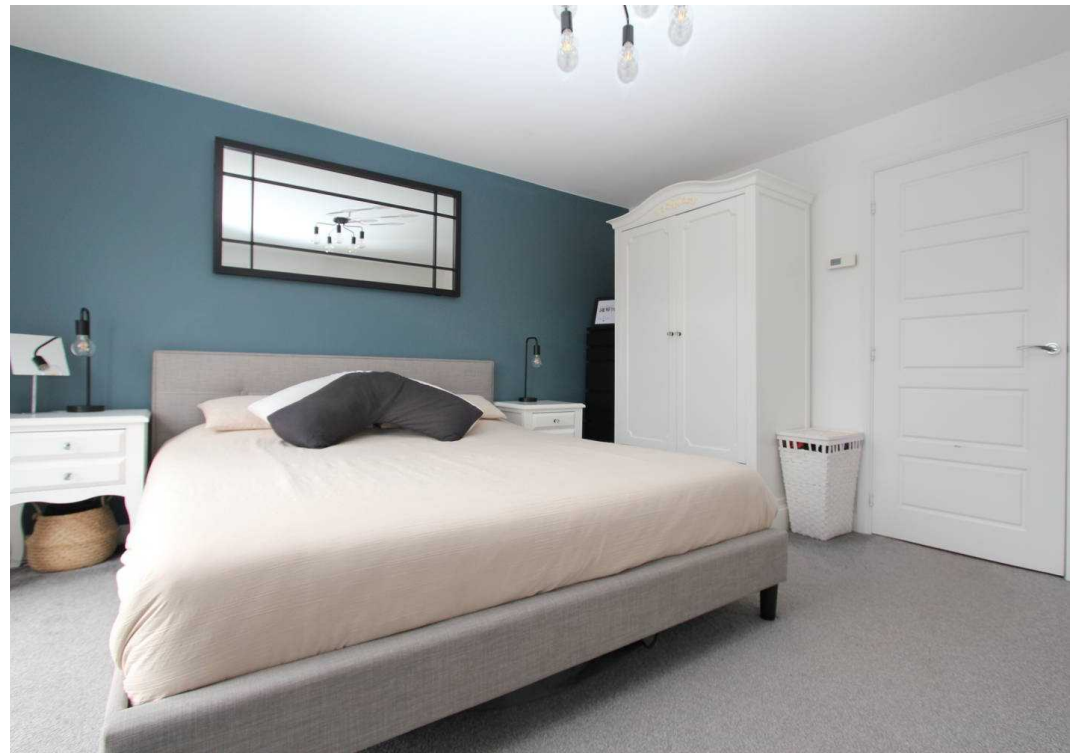
### Family Bathroom

7' 8" x 5' 7" (2.34m x 1.70m)

Vinyl tile effect flooring, smooth walls and a smooth ceiling. A three piece white suite comprising a WC with a push button flush, a pedestal wash basin with a black mixer tap overtop and a bath with a black mixer tap overtop and half height wall tiling within. A black towel radiator and an extractor fan. Measurements exclude the recess where the WC is located.







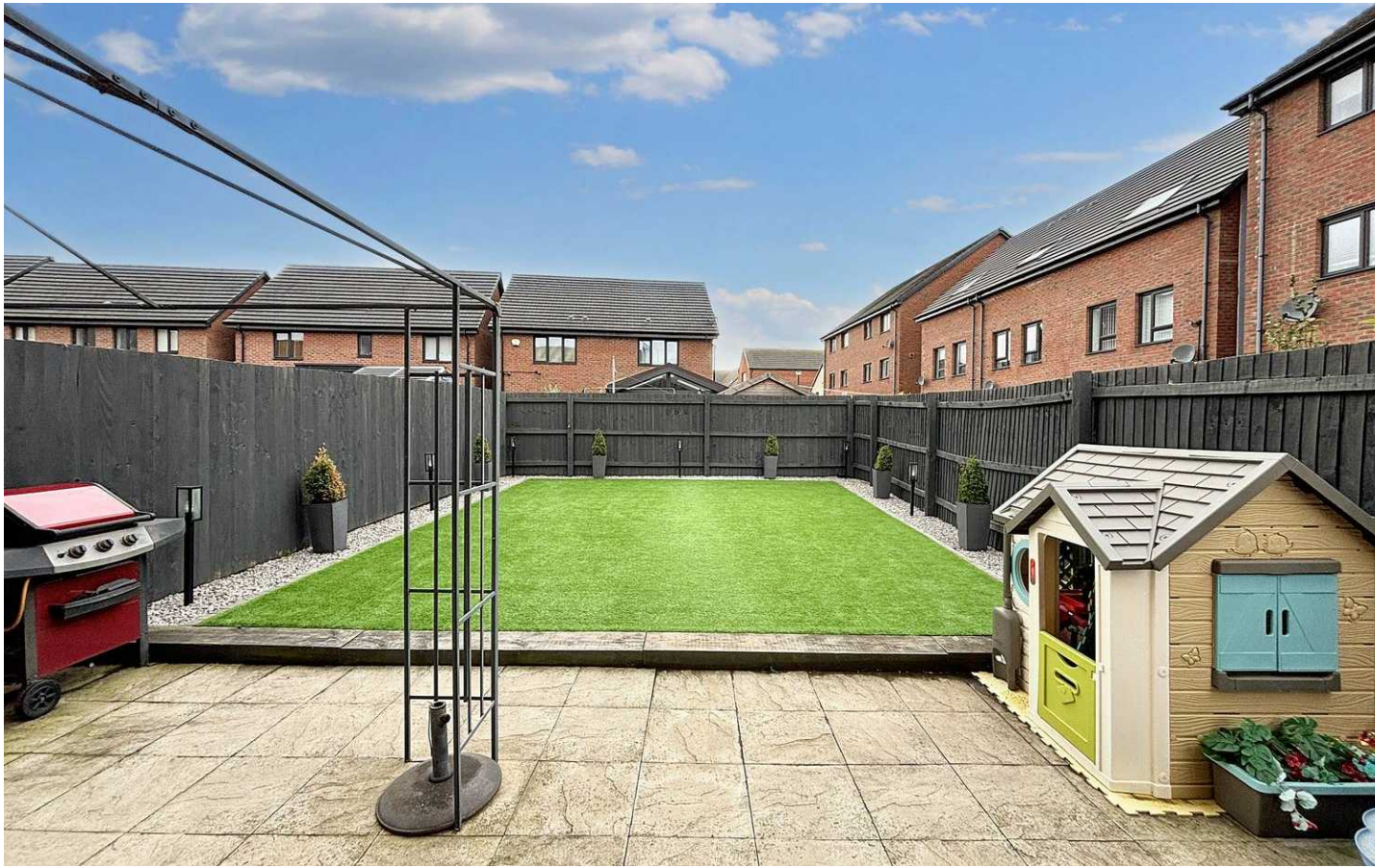






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>86</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		EU Directive 2002/91/EC 



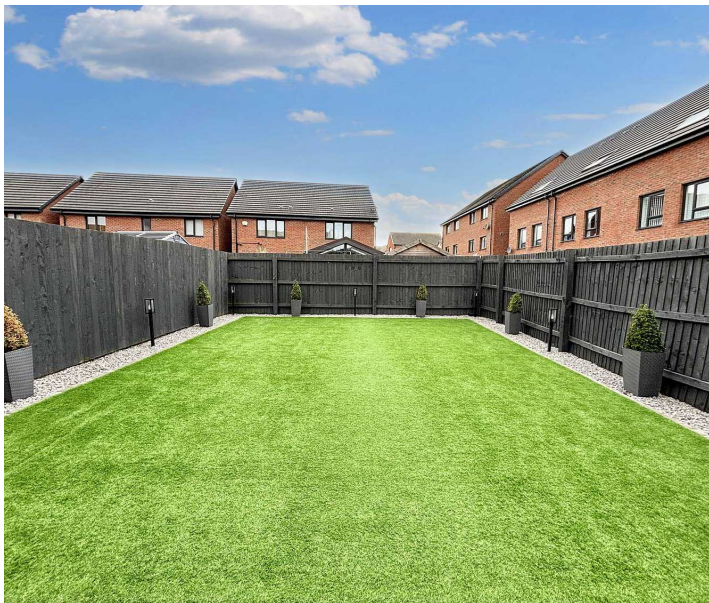
## REAR GARDEN

Step out of the double opening doors from bedroom four/the additional reception room or the utility room onto a large well appointed patio with ample space for outdoor seating. There is a large area of artificial lawn surrounded by a border of decorative stones with potted shrubbery. The garden is fully enclosed by well maintained fencing and also has side access to the front of the property accessible via a lockable wooden gate.

## DRIVEWAY

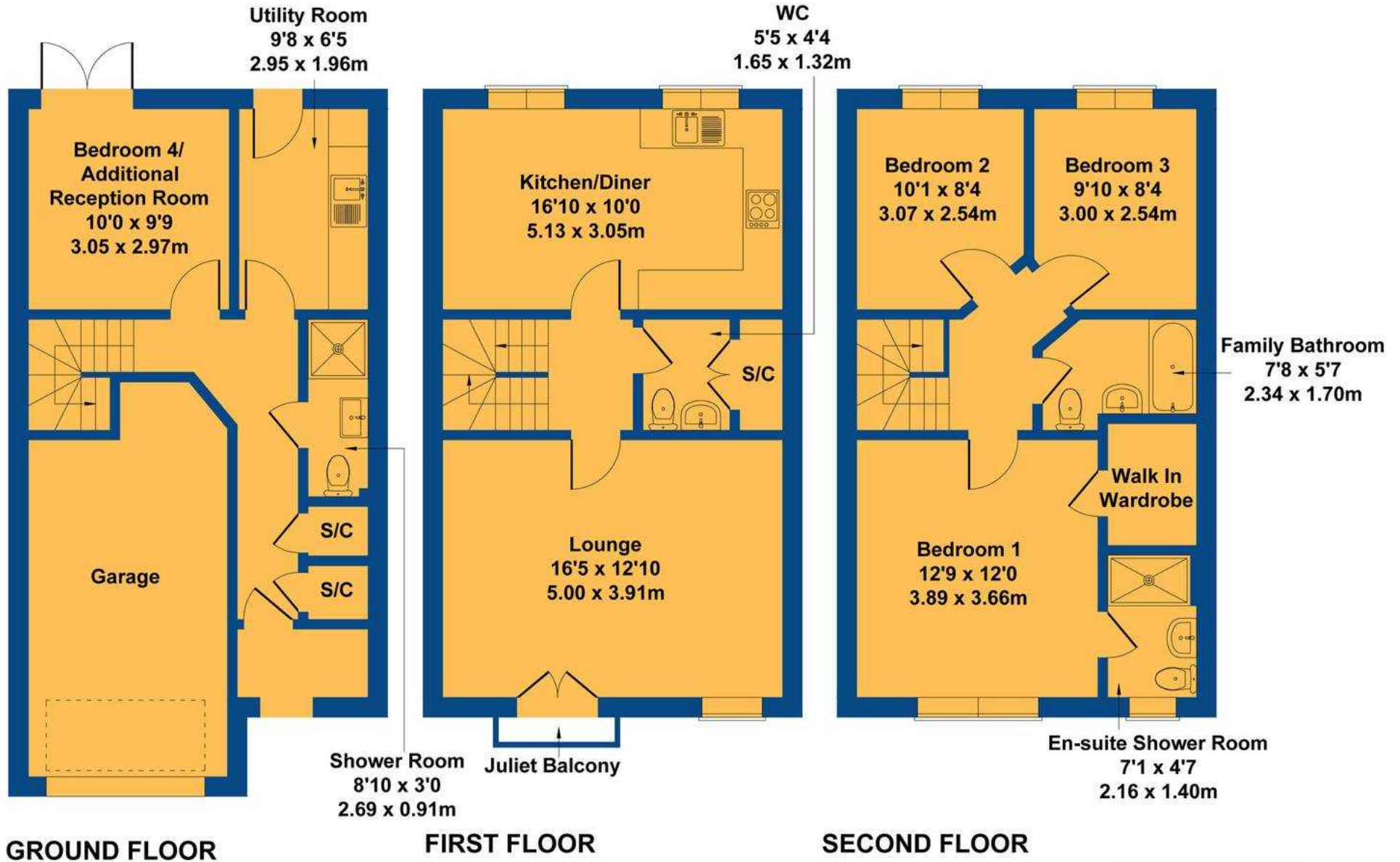
2 Parking Spaces

Block paved double driveway suitable for two vehicles.



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Approximate Gross Internal Area  
1528 sq ft - 142 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.



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