





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.

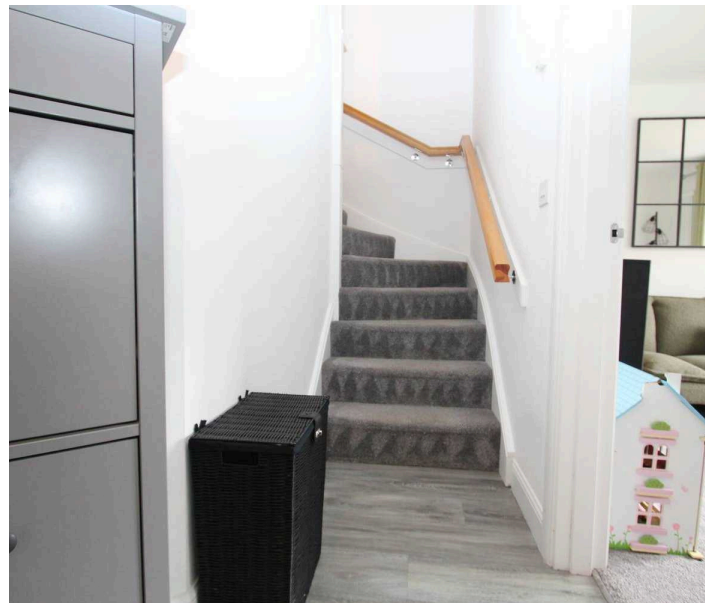
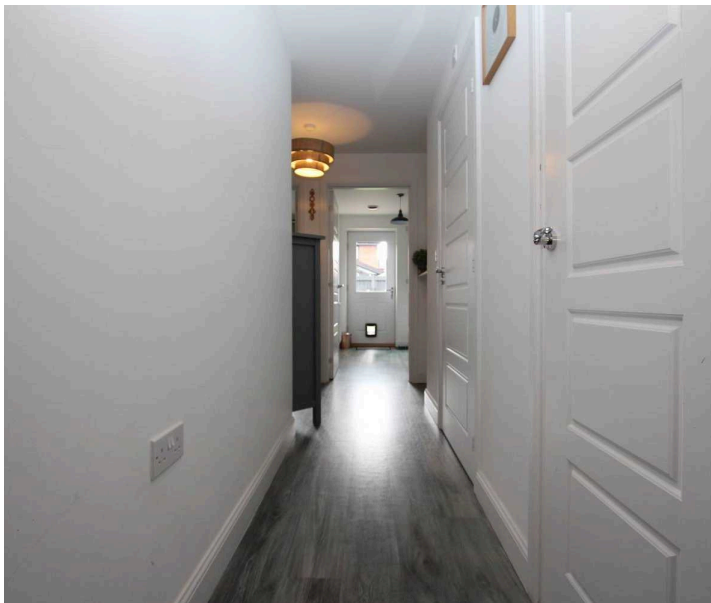
Council Tax band: E

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

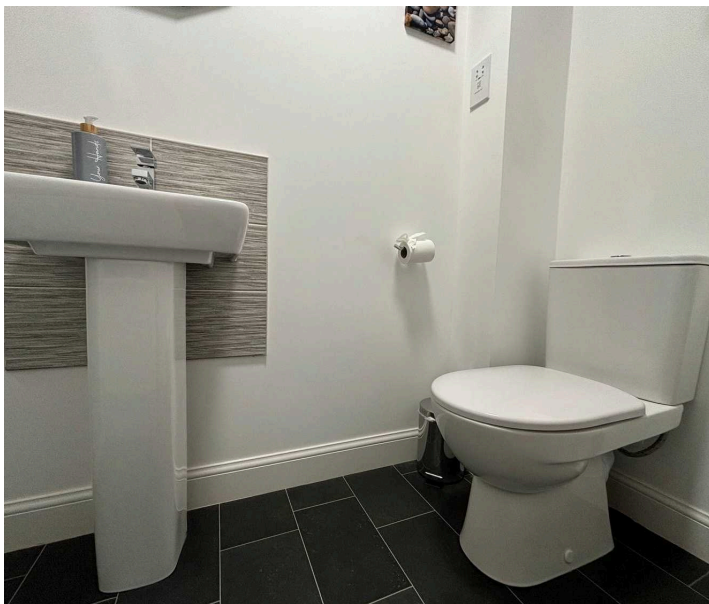
10' 0" x 9' 9" (3.05m x 2.97m)

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

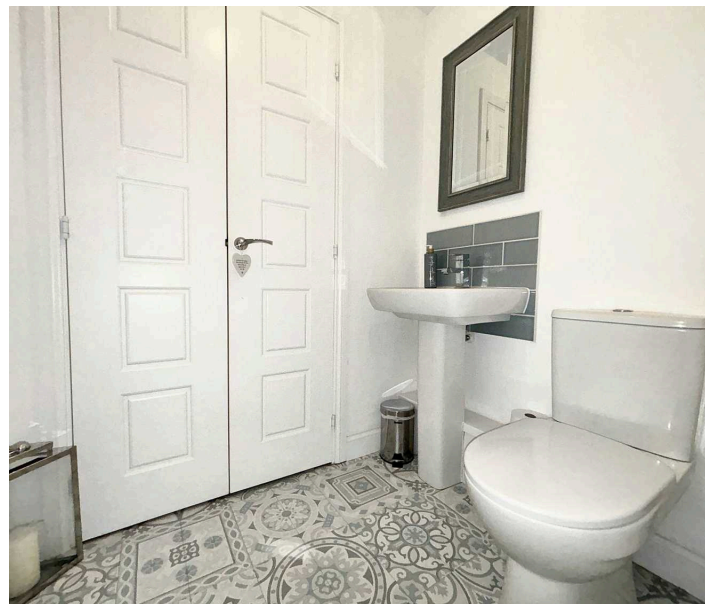
16' 5" x 12' 10" (5.00m x 3.91m)

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

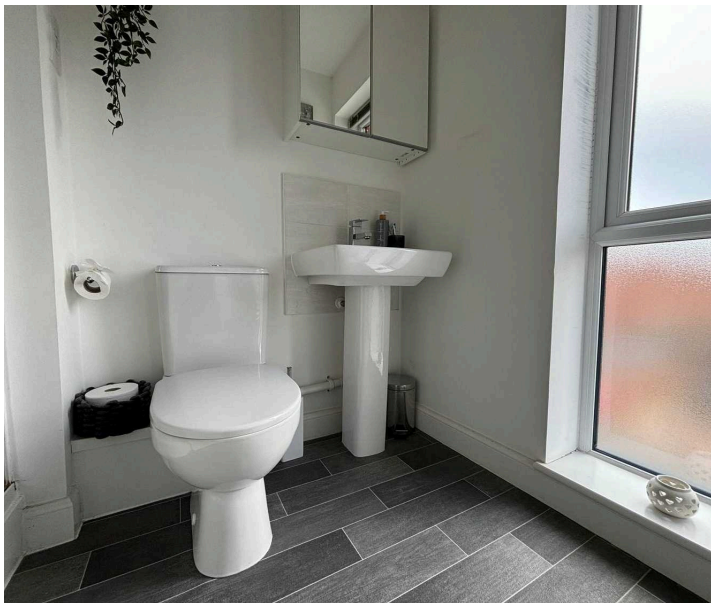
10' 1" x 8' 4" (3.07m x 2.54m)

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)

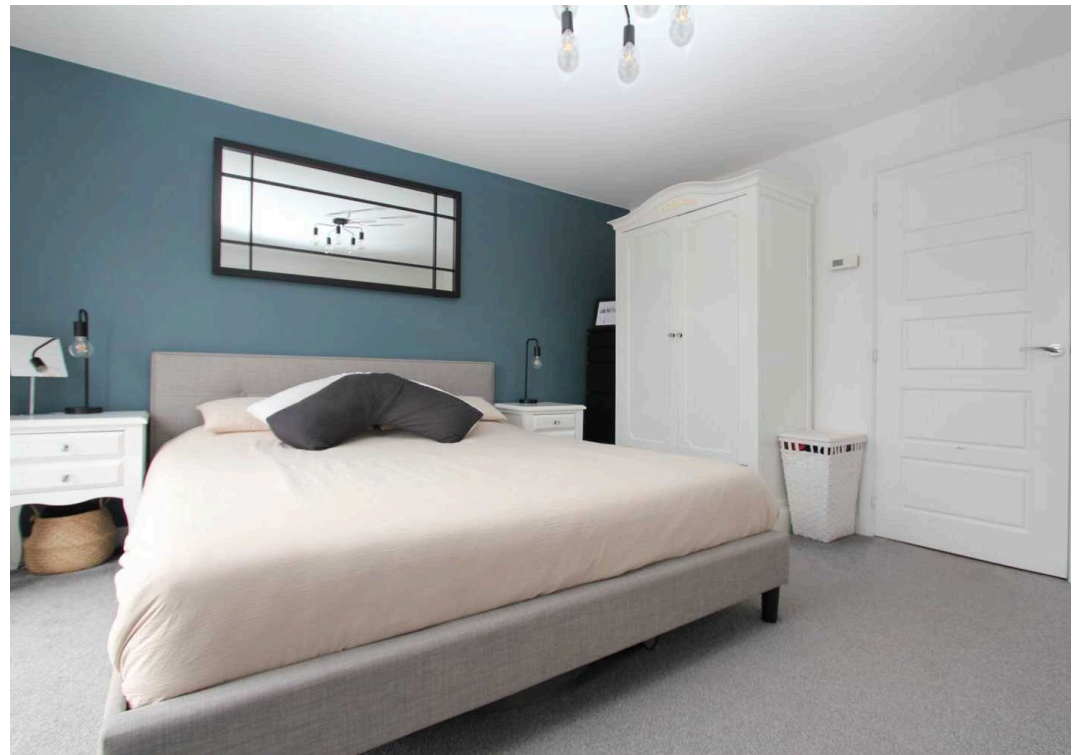
Vinyl tile effect flooring, smooth walls and a smooth ceiling. A three piece white suite comprising a WC with a push button flush, a pedestal wash basin with a black mixer tap overtop and a bath with a black mixer tap overtop and half height wall tiling within. A black towel radiator and an extractor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

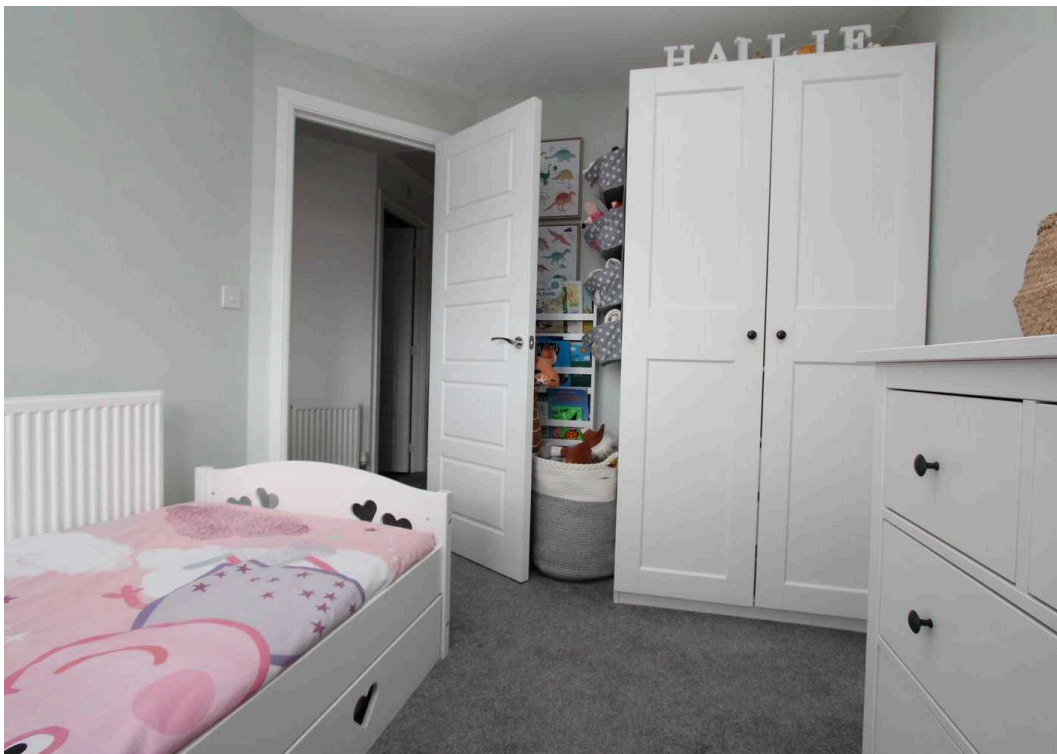
Service Charges

There is an annual service charge, payable to Remus Management, for the up keep of surrounding areas, children's park etc. Approx £124 per year.



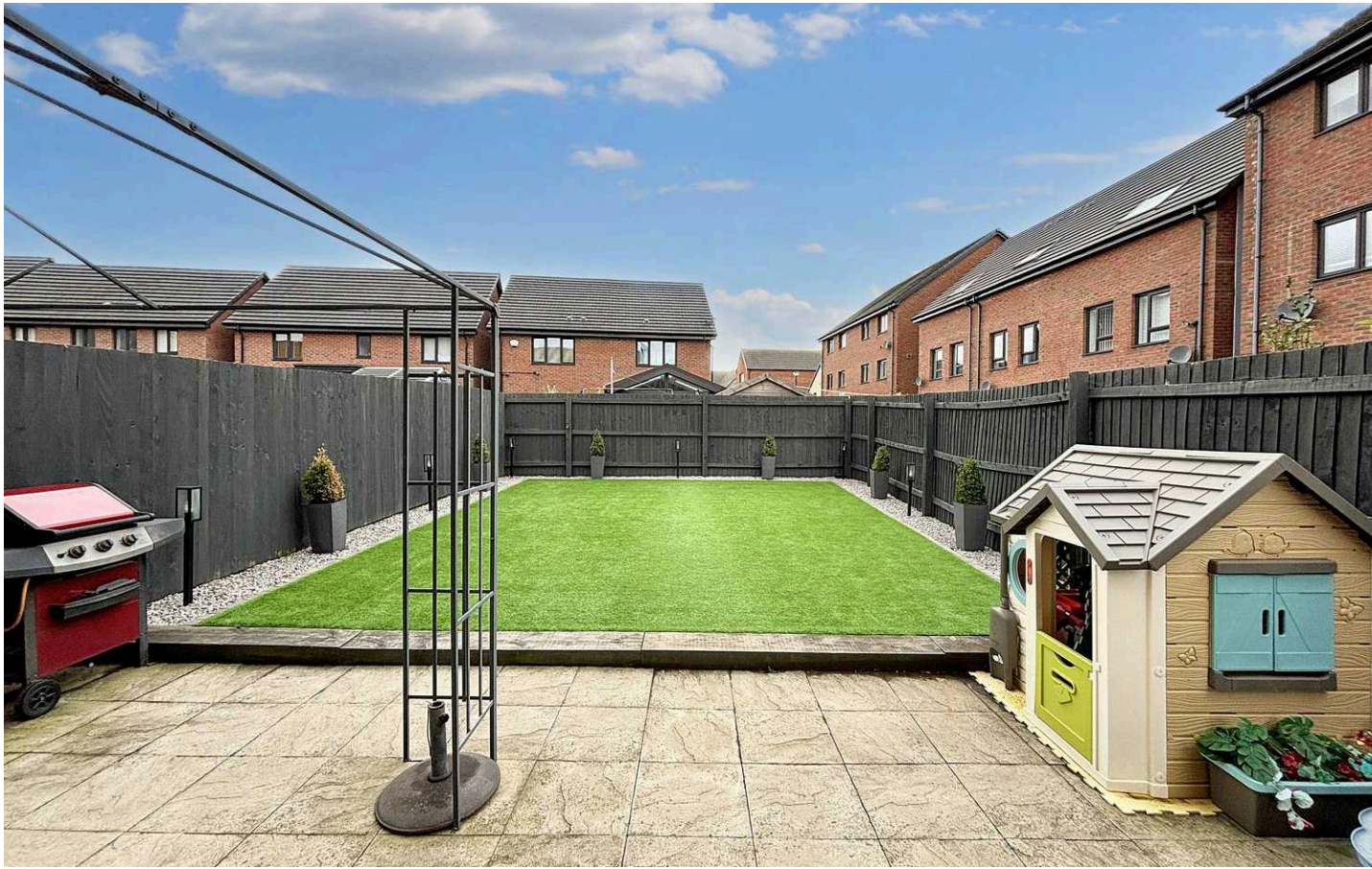






Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		95
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC

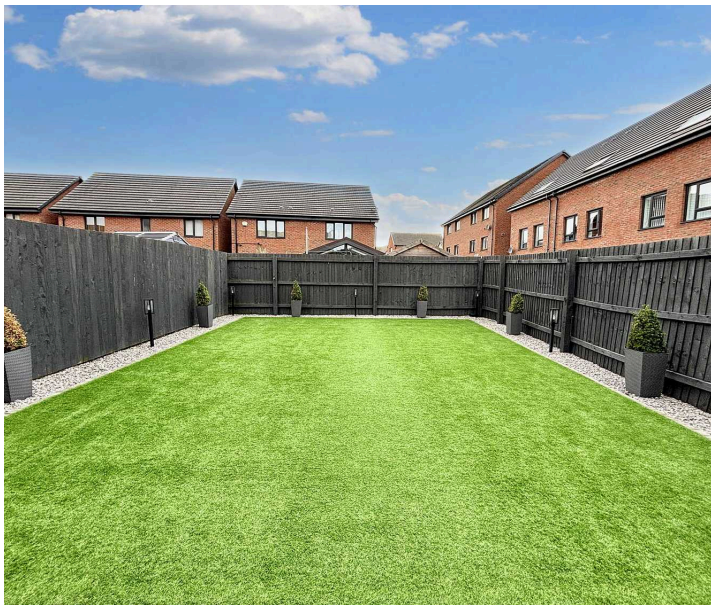


REAR GARDEN

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.

GARAGE

DRIVEWAY



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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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