



78 Woodlands Road, Barry

Barry

£235,000





## 78 Woodlands Road

Barry, Barry

Well-presented bay fronted property with hallway, lounge/dining room, extended kitchen, three bedrooms, family bathroom. Double glazing, gas central heating, enclosed rear garden. Close to town centre and amenities. Book viewing now! Contact Daniel Matthew on 01446 502806.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- WELL PRESENTED THROUGHOUT
- THREE BEDROOMS
- OPEN PLANNED LOUNGE/DINING ROOM
- EXTENDED KITCHEN
- ENCLOSED GARDEN
- DOUBLE GLAZED
- GAS CENTRAL HEATING
- CLOSE TO AMENITIES
- CLOSE TO PUBLIC TRANSPORT
- VIEWING'S HIGHLY RECOMMENDED







### Entrance Hallway

11' 6" x 3' 3" (3.51m x 0.99m)

Enter through composite door into inner porch. Wall mounted gas meter. Glazed door into Hallway : Original black & white terrazzo tiled flooring, Staircase rising to first floor with fitted carpet and spindle balustrades. Under stair storage cupboard

### Dining Room/Lounge

27' 3" x 11' 5" (8.31m x 3.48m)

Wooden effect laminate flooring, flat plastered ceiling, coving. Window to the rear, bay to front. Fireplace with wooden surround. Two pendant light fittings. Two double panelled radiators.

### Kitchen

13' 4" x 5' 9" (4.06m x 1.75m)

Ceramic tiles flooring. Range of base and eye level units, complimentary worktops. Double panelled radiator. Built in electric oven with four ring gas hob. Extractor overhead. Space for washing machine and fridge freezer. Window to rear aspect. Skylight to rear. Half glazed door giving rear access.





**Landing**

Fitted Carpet, spindle balustrades. Flat plastered ceilings and walls. Doors into:

**Bedroom One**

14' 2" x 8' 2" (4.32m x 2.49m)

Fitted carpet, Flat plastered walls, Papered ceiling. Two built in wardrobes.

**Bedroom Two**

12' 2" x 8' 0" (3.71m x 2.44m)

Fitted carpets. Flat plastered walls and ceiling, Built in cupboards one housing the wall mounted combination boiler. Radiator

**Bedroom Three**

9' 10" x 7' 0" (3.00m x 2.13m)

Fitted carpets, Radiator, Window to front aspect. Flat plastered walls and ceiling.

**Bathroom**

7' 0" x 8' 1" (2.13m x 2.46m)

Ceramic tiled flooring. Two windows to the rear. Low level W/C. Pedestal wash hand basin. Panelled bath with shower overhead, mixer tap. Radiator. Built in cupboard with louvre doors.

**Garden**

The front of the property is a raised forecourt and steps leading up the entrance. The rear garden is enclosed. low maintenance with steps leading up to a paved patio area and artificial lawn.

**GARAGE**

Single Garage

A single sized garage with up and over door. Accessed by gated lane to rear.











## Daniel Matthew Estate Agents Barry

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