





13 Coed-y-Capel

Barry, Barry

Two double bed semi detached property with no onward chain, drive and garden.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- NO ONWARD CHAIN
- HIGHLIGHT PARK LOCATION
- IDEAL FOR A FIRST TIME BUY
- TWO DOUBLE BEDROOMS
- GOOD SIZE REAR LAWN GARDEN
- LONG DRIVEWAY
- EPC D65





Entrance Porch 4' 8" x 4' 8" (1.42m x 1.42m)
Front and side aspect window. Laminate floor. Glazed door to living room.

Living Room 17' 3" x 13' 0" (5.26m x 3.96m)
Continuation of the floor. Front and side aspect windows, radiators and fire place. Carpeted stairs to the first floor. Door to kitchen.

Kitchen 12' 11" x 9' 0" (3.94m x 2.74m)
Continuation of the floor. A range of modern eye level and base units with complementing work surfaces and inset sink unit – circular with matching drainer. Space and plumbing for appliances. Inset electric hob and oven under. Door to rear lobby plus rear aspect window.

Utility / Lobby 5' 6" x 4' 11" (1.68m x 1.50m)
Vinyl floor and rear aspect windows. Door to rear garden.

Landing Loft hatch and doors to two bedrooms plus bathroom.

Bathroom 7' 11" x 4' 9" (2.41m x 1.45m)
Panelled bath with thermostatic shower over, low level WC and pedestal wash basin. Radiator. Side aspect window and large cupboard over stairs. Partial tiled walls and laminate floor.

Bedroom One 13' 0" x 8' 11" (3.96m x 2.72m)
Double bedroom with laminate floor, front aspect window and radiator. Fitted wardrobes.

Bedroom Two 13' 0" x 9' 0" (3.96m x 2.74m)
Double bedroom with laminate floor, rear aspect window and radiator. Fitted wardrobes.

Front Garden – Low maintenance front garden with established shrubs. Steps to front door. Gated access to rear.

Rear Garden – An enclosed rear garden with lawn and patio area. Gate to side.

Driveway parking





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