



HELLAS DRIVE  
BARRY CF62 8AW

ASKING PRICE OF  
**£530,000**



## DETACHED HOUSE



**4**



**2**



**3**



**2**

MGY are delighted to welcome this beautifully presented four bedroom detached house, perfect for families seeking space, comfort and privacy. Situated in the desirable Highlight Park estate this home offers generous living accommodation across two floors featuring a bright and airy lounge, modern fitted kitchen with appliances open to a dining room and conservatory ideal for entertaining. Upstairs are four good size bedrooms (master en suite) and a family bathroom. EPC: C

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: F**

**FLOOR AREA APPROX:**

**VIEWING: STRICTLY BY APPOINTMENT**

surfaces. Slate flooring. Door to Utility Room. Open to Dining Area. Continuation of flooring. Built in display cabinet with lighting. Double glazed french doors to Conservatory.

#### **CONSERVATORY**

11' 2" x 10' 9" (3.42m x 3.30m)  
Double glazed Conservatory with french doors providing access to the rear garden.

#### **UTILITY ROOM**

Two double glazed doors providing access to both gardens. Recess and plumbing for appliance. Ceramic Flooring. Space for American style fridge/freezer.

#### **FIRST FLOOR ACCOMODATION**

Carpeted stairs rising to the first floor. Doors to all first floor rooms including airing cupboard.

#### **BEDROOM ONE**

14' 7" x 11' 1" (4.47m x 3.40m)  
Main double bedroom with double glazed window to the side. Oak flooring. Fitted wardrobes with mirror door frontage. Door to:

#### **EN SUITE**

Double glazed opaque window to the rear. Suite to comprise low level close coupled w.c and wash hand basin with vanity. Glazed shower enclosure with shower in situ. High gloss ceramic tile flooring. En Suite Fully Tiled.

#### **BEDROOM TWO**

16' 2" x 11' 8" (4.93m x 3.57m)  
Second double bedroom with double glazed window to the front offering far reaching views and further double glazed window to the rear. Oak flooring. Two radiators. Fitted wardrobes.

#### **BEDROOM THREE**

14' 2" x 10' 4" (4.34m x 3.17m)  
Double glazed window to the front. Radiator. Fitted wardrobe.

#### **DESCRIPTION**

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#### **ENTRANCE PORCH**

Entered via double glazed door. Slate flooring. Door to storage cupboard. Double doors to:

#### **ENTRANCE HALL**

Continuation of flooring. Carpeted stairs rising to the first floor. Radiator. Doors to Kitchen, Lounge and Cloakroom.

#### **LOUNGE**

15' 7" x 14' 6" (4.76m x 4.42m)  
Spacious Living Room with double glazed window to the front. Oak flooring. Modern wall mounted radiator. Log burner.

#### **KITCHEN/DINER**

27' 9" x 11' 2" (8.48m x 3.42m)  
Fully fitted kitchen to comprise a range of base and wall units with Minerva work surfaces incorporating Composite Grey sink and drainer with mixer taps over. Five burner electric hob with extractor over. Double oven, microwave, dishwasher and fridge. Breakfast bar of similar finish to work



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## BEDROOM FOUR

10' 1" x 9' 6" (3.09m x 2.92m)

Double glazed window to the front. Radiator. Fitted carpet.

## BATHROOM

Double glazed opaque window to the side. High gloss ceramic tile flooring and walls. Suite to comprise closed cistern w.c, pedestal wash hand basin, Jacuzzi bath and glazed shower enclosure with shower in situ. Bathroom Fully Tiled.

## OUTSIDE

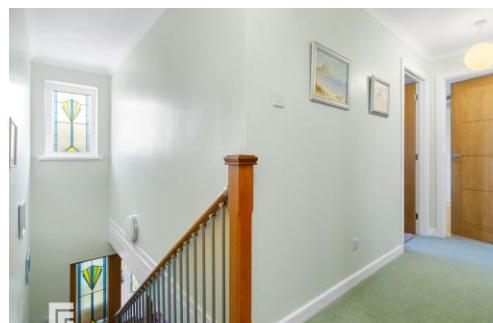
To the front: Driveway providing off road parking. Door providing access to the garage. Side access to the rear. Outside lighting and power points.

To the rear: Rear garden laid to stone chippings with mature shrubs and trees. Decked area housing hot tub to remain. Separate paved patio garden with door to Garage. Good size storage with light and power with Stainless Steel sink. Recess and plumbing for additional appliance. Outside lighting and power points.



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GROUND FLOOR  
1121 sq.ft. (104.2 sq.m.) approx.

1ST FLOOR  
936 sq.ft. (86.9 sq.m.) approx.



TOTAL FLOOR AREA: 2057 sq.ft. (191.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	73 C	
21-38	F		
1-20	G		

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