

1 Broad Street
Barry
Vale of Glamorgan
CF62 7AA



Residential Sales



**38 Rutland Close, Barry
Vale of Glamorgan CF62 8AR**

**£325,000
Freehold**

A well appointed detached home on the ever popular 'Highlight Park' to the North of Barry and situated on a no through road. The property is ideally placed in walking distance to a local supermarket, doctors, dental surgery. and bus links to Cardiff/Barry Town Centre. Accommodation briefly comprises; entrance hallway, living room, w.c./ cloakroom, modern fitted kitchen/diner and sitting room with stairs leading directly to bedroom five which could lend itself to self contained living/sleeping accommodation. To the first floor, a master bedroom opening to a dual access en-suite shower room - along with bedroom five, three further bedrooms and a family bathroom. To the front; laid lawn and a longer than average driveway providing ample parking leading to a detached garage. Side access. To the rear, an tiered garden with patio area, laid to lawn and a decked sun terrace. The property benefits from gas central heating and UPVC double glazing throughout. Viewing is highly recommended to appreciate - floorplan to follow.



FRONT

Driveway leading down side of house. Gated access into garden and garage. Laid lawn. Pathway leading to entrance via composite opaque double glazed front door and side panel.

Entrance Hallway

Papered ceiling. Smoothly plastered walls. Ceramic tiled floor. Radiator. Stairs rising to first floor. Storage cupboard. Under stair storage cupboard. Solid oak doors opening to cloakroom and living room.

Cloakroom

4'5" max x 3'11" max (1.35m max x 1.19m max)

Papered ceiling. Smoothly plastered walls. Ceramic tiled floor. Double glazed UPVC opaque window to side. Close coupled cistern toilet. Cloakroom wash hand basin. Radiator.

Living Room

14'10" max x 13'2" max (4.52m max x 4.01m max)

Papered ceiling. Papered feature wall. Laminate flooring. UPVC window to the front. Radiator. Oak glazed double doors leading to kitchen/diner.

Kitchen/Diner

20'3" max x 12'2" max (6.17m max x 3.71m max)

Smoothly plastered ceiling. Smoothly plastered walls. Laminate floor. UPVC double glazed window to the side and rear. UPVC double glazed opaque door and window leading to garden. Fitted kitchen comprising of eye level and base units with work surfaces over. Integrated double electric eye level oven. Five burner gas hob with extractor over. Integrated dishwasher. Space for American style fridge freezer. Two bowl sink. Radiator. Oak glazed door into sitting room.

Sitting Room

21'2" max x 8'10" max (6.45m max x 2.69m max)

Papered ceiling. Smoothly plastered walls. Laminate floor. UPVC double glazed sliding patio door leading out to the garden. UPVC double glazed window to side and front. Radiator. Under stair storage cupboard. Stairs rising to bedroom five.

FIRST FLOOR

Landing

Papered ceiling. Smoothly plastered walls. Fitted carpet. UPVC double glazed window to side. Doors to four bedrooms. Attic hatch. Airing cupboard.

Bedroom 1

13'6" max x 10'9" max (4.11m max x 3.28m max)

Textured ceiling. Smoothly plastered walls. Fitted carpet. UPVC double glazed window to the front. Radiator. Built in wardrobes with mirrored sliding doors. Door into en-suite.

Dual Access En Suite

8'6" max x 5'8" max (2.59m max x 1.73m max)

Papered ceiling. Floor to ceiling tiles. Vinyl flooring. UPVC double glazed opaque window to the front. Close coupled cistern toilet. Pedestal wash hand basin. Corner entry shower cubicle with electric shower. Chrome towel radiator. Storage cupboard. Door leading to bedroom five.

Bedroom 2

10'9" max x 10'4" max (3.28m max x 3.15m max)

Textured ceiling. Smoothly plastered walls. Fitted carpet. UPVC window overlooking the rear. Radiator. Built in wardrobes.

Bedroom 3

9'4" max x 7'2" max (2.84m max x 2.18m max)

Textured ceiling. Smoothly plastered walls. Laminate flooring. UPVC double glazed windows to the rear with partial views of the Vale of Glamorgan. Radiator.

Bedroom 4

10'8" max x 9'11" max (3.25m max x 3.02m max)

Textured ceiling. Smoothly plastered walls. Laminate flooring. UPVC double glazed window to the front. Storage cupboard. Wall mounted boiler. Airing cupboard.

Bedroom 5

12'3" max x 8'10" max (3.73m max x 2.69m max)

Papered ceiling. Attic hatch. Smoothly plastered walls. Fitted carpet. UPVC double glazed windows to the rear and side. Radiator. Door into dual access en-suite. Stairs descending to bedroom five.

Family Bathroom

6'3" max x 6'2" max (1.91m max x 1.88m max)

Papered ceilings. Smoothly plastered walls. Vinyl flooring. UPVC double glazed opaque glass window to the side. Concealed cistern w.c. Vanity unit wash-hand basin. Double ended bath. Radiator.

REAR

Enclosed rear garden with garage access. Steps descending to patio area. Laid lawn. Summer house. Garden shed.

COUNCIL TAX

Council tax band F

TENURE

We have been advised that the property is freehold. You are advised to check these details with your solicitor as part of the conveyancing process.

PROCEEDS OF CRIME ACT 2002

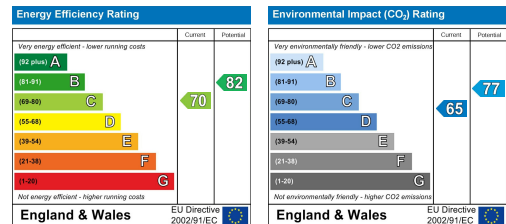
Nina Estate Agents are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

DISCLAIMER

The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with the owner/seller of the property. If there is any point which is particularly important, please ask. Whilst given in good faith they should not be construed as statements of fact and are provided for guidance only, they do not constitute any part of an offer or contract. 2. When considering making an offer on this property it is advisable to double check all measurements and point of particular importance to you. 3. All measurements and details of location are approximate only. 4. The photographs show only certain parts and aspects of the property at the time they were taken. 5. Buyers are advised to contact a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition. 6. Anyone wishing to view the property must provide their name, address and telephone number to safeguard the well being of owner/seller and staff.

MORTGAGE ADVICE

Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.



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