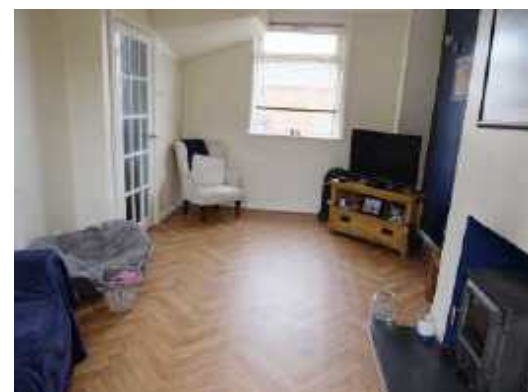




6 Gadlys Road, Barry

£210,000

*** NEW *** Priory Estates are delighted to offer to the market this three double bedroomed semi detached property situated in the West End of Barry and within catchment areas for some of the most desirable Primary and Secondary Schools. The property briefly comprises entrance hallway, lounge, kitchen/diner, and small conservatory to the rear and to the first floor three double bedroom and shower room. . Situated on an enviable plot and offering generous gardens to both front side and rear as well as generous parking to the front driveway. Viewing is highly recommended.



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Entrance Hallway

Entered via double glazed front door. Vinyl flooring. Radiator. Carpeted stairs rising to the first floor. Doors to Kitchen/Diner and Lounge. Cupboard with a window to the side and housing a replacement gas combination central heating boiler.

Kitchen/Diner 13'4 x 10'10 (4.06m x 3.30m)

Attractive fitted kitchen to comprise a range of base and wall units with rolled edge laminated work surfaces incorporating sink with mixer taps over. Recess and plumbing for an appliance and space for a cooker and fridge freezer. Ceramic tile to splash back areas and floor. Radiator. Windows to rear and side. Space for dining table and chairs. Door to:

Conservatory

Double glazed Conservatory with a double glazed windows over looking the attractive rear and a double glazed door providing access to the rear garden. Vinyl flooring,

Lounge 18'5 x 10'11 (5.61m x 3.33m)

Double glazed window to the front overlooking the front garden and double glazed french doors to the rear providing rear access. Vinyl flooring. Radiator. Wood burner on attractive hearth.

First Floor Landing

Carpeted stairs rising to the first floor. Double glazed window to the front. Doors to all first floor rooms.

Bedroom One 11'8 (to wardrobes) x 8'8 (3.56m (to wardrobes) x 2.64m)

Main double bedroom with a double glazed window to the rear. Fitted carpet. Radiator. Range of built in wardrobes.

Bedroom Two 11'2 x 10'11 (3.40m x 3.33m)

Second double bedroom with a double glazed window to the rear. Radiator. Fitted carpet. Built in storage cupboard.

Bedroom Three 10'5 x 8'5 (3.18m x 2.57m)

Third double bedroom with a double glazed window to the front. Radiator. Fitted carpet. Built in storage cupboard.

Shower Room

Double glazed opaque window to the front. Closed cistern w.c, pedestal wash hand basin and glazed shower cubicle with shower insitu. Heated chrome towel rail. Ceramic tile flooring and ceramic tile to splash back areas.

Outside

To the front:

Attractive front garden laid to lawn with mature shrubs.

To the side:

Spacious side garden with a good size wooden shed, further area currently used for storage and a side gate to the front of the property.

To the rear:

Good size enclosed garden with paved patio area, generous lawn area, mature trees and shrubs.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
64	82	1	1
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	