



Edwards & Co
property sales & lettings

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Brynhill Close,

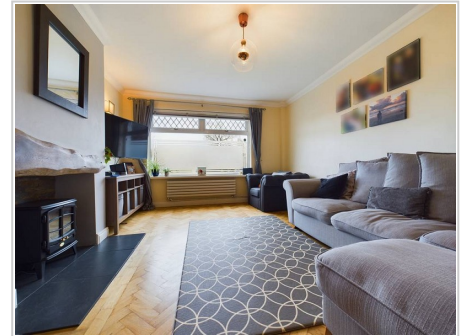
,
Barry.

CF62 8PL.

Offers in excess of £265,000



- Three bedroom mid terrace family home in Barry.
- Modern kitchen and breakfast bar area overlooking rear garden.
- Open plan living/dining area offering ample space to entertain.
- Views overlooking the golf course from rear garden.
- Garage and off road parking.
- Modern family bathroom.
- Great location close to all local amenities.
- MUST BE VIEWED!



Ref: PRA53386

Viewing Instructions: Strictly By Appointment Only

General Description

Modern and stylish three bedroom mid terrace home in Barry. Edwards & Co are pleased to offer this enviably located property in Barry. The property offer generous living accommodation consisting of an open plan reception room/ dining area , recently fitted modern kitchen with breakfast bar opening on to rear garden with views of Brynhill Barry Golf club, three bedrooms and modern bathroom. This property also benefits from off road parking and garage. Viewing's recommended.

Accommodation



Front & Entrance

Walkway leading to property, lawn area, stone area, mature bushes and shrubs.



Entrance Hallway

PVC door to front aspect, single light pendant, radiator, parquet flooring, under stairs storage cupboard.



Principal Reception Room

PVC window to front aspect, single light pendant,radiator, original parquet flooring.



Dining Room

Two single light pendants, upright radiator, parquet flooring, carpet.



Additional Picture



Additional Picture 2



Kitchen

PVC window to rear aspect, PVC double door to rear garden, spotlights, LVT flooring, a range of base and wall mounted cabinets with contrasting square edge countertops, inset sink and draining board, five ring hob and chimney style extractor fan above, electric oven and grill, integrated freezer, space for white goods .



Kitchen / Breakfast Room



Kitchen Second Angle



First Floor Landing

Single light pendant, loft access, carpet, doors to all rooms.



Bedroom 1

PVC double door with views over the rear garden and golf course, single light pendant, carpet, radiator, built in storage cupboard.



Bedroom 2

PVC window to front aspect, single light pendant, radiator, carpet, built in storage shelves.



Bathroom

PVC window with obscure glass to rear aspect, single light pendant, part tile walls, LVT flooring, bath unit with over head shower, wash hand basin with inset vanity unit, WC with inset flush.



Bedroom 3

PVC window to front aspect, single light pendant, radiator, carpet, storage cupboard.



Rear Garden

Wooden fence to boundary, lawn area, raised decking area, mature trees and shrubs.



Rear Garden 1



Decked Sitting Area



Additional Picture 3

Driveway

Garage

Up and over garage door.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

Council Tax

Band D



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of

any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.