



71 Woodham Park
Barry, CF62 8FJ
Price £380,000

HARRIS & BIRT



A great opportunity to purchase this sizeable, four bedroom, detached property in a popular residential spot within Barry - Woodham Park and on a great corner plot location. The accommodation briefly comprises; entrance hall, living room, kitchen, utility room, dining room and cloakroom to the ground floor. Master bedroom with en suite and a further three bedrooms with a family bathroom to the first floor. There is an integral garage and space for two off road parking spaces. Sizable rear gardens backing onto fields. Further benefits include gas central heating, UPVC double glazing throughout.

It offers excellent access to local amenities including shops, schooling and public transport links. The major bus stop is just outside the small development and Barry train station is a short walk. Close proximity to a range of local amenities including bus stop, shops and schooling, whilst in excellent commuting distance to Cardiff, Bridgend, Barry and the M4 corridor.

- Detached Property on a Sizeable Corner Plot
- Utility Room
- Integral Garage
- Popular Residential Location
- Good School Catchments
- Four Bedrooms
- Master En Suite Bathroom
- Off Road Parking via Driveway
- Close To Local Amenities
- EPC Rating: C

Accommodation

Ground Floor

Entrance Hall 6' x 18'8 (1.83m x 5.69m)

The property is entered via wooden front door with inset glazed vision panel and opaque glazed lead lined fixed pane window to front. Skimmed walls. Coved and textured finished ceiling. Fitted carpet. Stairs lead up to first floor landing. Good sized understairs storage. Communicating door through to living room.

Living Room 11'5 x 21'0 (3.48m x 6.40m)

UPVC double glazed window to front elevation. Skimmed walls. Coved and skimmed ceiling. Fitted carpet. Fitted radiator. Fitted dado rail.

Kitchen 8'3 x 11'10 (2.51m x 3.61m)

Modern fitted kitchen comprising a range of cream wall and base units set under and over a wood effect worksurface. Chrome 1.5 sink and drainer. Plenty of space for dishwasher and washing machine. Peninsular breakfast bar with radiator set under. Tiled splashbacks. Newly fitted electric fan oven and electric four ring hob with chrome extractor hood. UPVC double glazed window to rear elevation. Skimmed walls. Coved and skimmed ceiling. Vinyl flooring. Doorway through to dining room.

Dining Room 9'5 x 11'10 (2.87m x 3.61m)

Adaptable space. UPVC double glazed window to rear elevation. Skimmed walls. Coved and skimmed ceiling. Fitted carpet. Fitted radiator.

Utility 7'10 x 8'8 (2.39m x 2.64m)

Space for washing machine and a tumble dryer. Half glazed wooden pedestrian door to rear. UPVC double glazed window. Fully skimmed walls. Textured finished ceiling. Access to loft via hatch. Matching vinyl flooring to kitchen. Communicating door into WC. Internal doorway through to the integrated garage.

WC

Two piece suite comprising low level WC. Wall hung wash hand basin. Tiled splashbacks. UPVC double glazed opaque window to side elevation. Vinyl laid flooring. Fitted radiator.

Integral Garage 8'8 x 18'7 (2.64m x 5.66m)

Steel up and over garage door. Boiler housed to wall. Excellent storage space with space in eaves for storage.

First Floor

Landing 11'1 x 11'10 (3.38m x 3.61m)

Accessed via a straight staircase to an open landing. UPVC double glazed window overlooking Buttrills field beyond. Communicating doors to all first floor rooms. Skimmed walls. Coved and skimmed ceiling. Access to loft via hatch.

Master Suite Bedroom One 11'5 x 11'10 (3.48m x 3.61m)

UPVC double glazed window to rear elevation. Skimmed walls. Coved and textured finished ceiling. Fitted carpet. Fitted radiator. Doorway opens through into:

Master Suite Bathroom One 8'10 x 5'6 (2.69m x 1.68m)

Inset shower cubicle with integrated shower and shower head attachment. Glazed and chrome shower screen. Pedestal wash hand basin. Low level dual flush WC. Tiled splashbacks. Further skimmed walls and ceiling. Ceiling lighting. Vinyl flooring.

Bedroom Two 10'8 x 9'9 (3.25m x 2.97m)

UPVC double glazed window to front elevation. Skimmed walls. Coved and textured finished ceiling. Fitted carpet. Radiator.

Bedroom Three 7'0 x 9'9 (2.13m x 2.97m)

UPVC double glazed window to front elevation. Skimmed

walls. Coved and textured finished ceiling. Fitted carpet. Radiator.

Bedroom Four 6'3 x 8'7 (1.91m x 2.62m)

UPVC double glazed window to rear elevation overlooking pretty gardens and fields beyond. Skimmed walls. Coved and textured finished ceiling. Fitted carpet. Radiator.

Bathroom 6'7 x 8'7 (2.01m x 2.62m)

Three piece suite comprising panelled bath with chrome mixer tap. Low level dual flush WC. Pedestal wash hand basin. Tiled splashbacks. Travertine style UPVC opaque window to side elevation. Skimmed walls. Textured finished ceiling. Vinyl laid flooring.

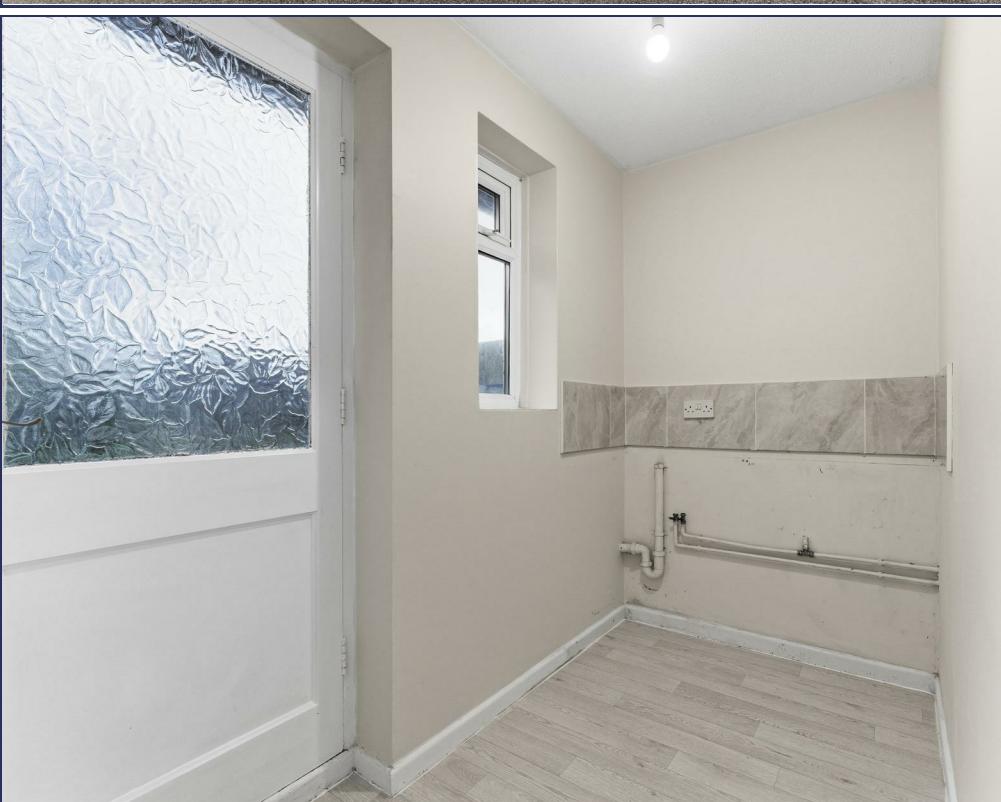
Outside

The property sits on an attractive corner plot. Driveway parking for at least two vehicles and is set back from the road via a parcel of lawn. Pedestrian access to both side of the house. Practical, flat and secluded private rear garden. Set within close boarded fencing. Parcel of patio laid terrace. Backs onto Buttrills field behind.

Services

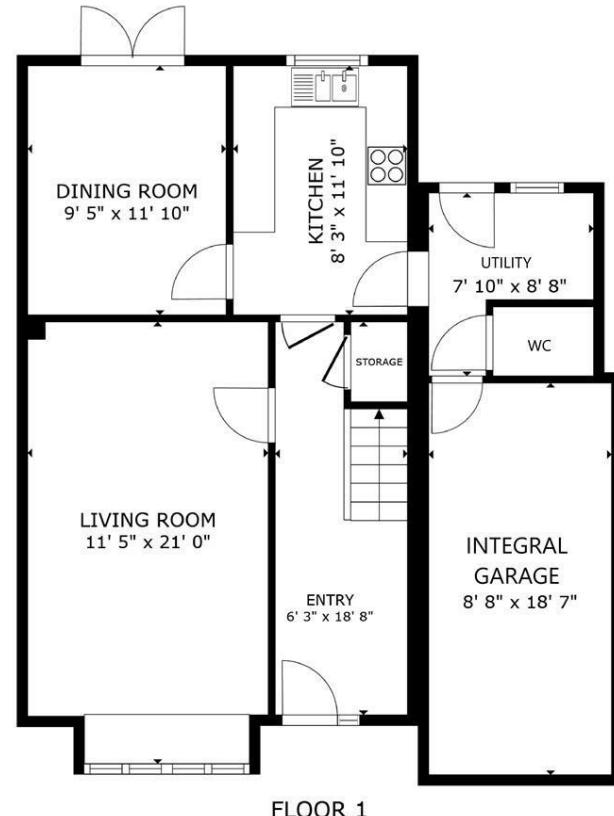
Mains services throughout. New boiler installed with 5 years guarantee.











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| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| EU Directive 2002/91/EC | | |
| England & Wales | | |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| EU Directive 2002/91/EC | | |
| England & Wales | | |

