



47 Enfield Drive

Barry, CF62 8JE

Price £285,000

HARRIS & BIRT



An excellent opportunity to purchase this spacious, three bedroom, semi-detached property situated in the ever popular Hunters Ridge development within Highlight Park. The property benefits from accommodation briefly comprising; entrance hall, living/dining room, kitchen and sitting room to the ground floor, three bedrooms and a family bathroom to the first floor. There is plenty of space for off road parking to front with a private and secluded rear garden.

In the ever popular Hunter's Ridge development, within close proximity to a range of local amenities including bus stop, shops and schooling. Easy access to the main road network brings major centres within comfortable commuting distance including the capital city of Cardiff, Swansea, Bridgend, Llantrisant etc. Close proximity to local amenities including Porthkerry Park, The Knap and Barry Island. Barry has excellent access links through to Cardiff, rural vale of Glamorgan via the newly constructed five mile lane and easy link to M4 corridor.



Accommodation

Ground Floor

Entrance Hall

UPVC double into entrance hall. Fitted carpet. Skimmed walls and textured ceiling. Radiator. Stairs to first floor. Doorway into;

Living Room 14'6 x 11'6 (4.42m x 3.51m)

UPVC double glazed window to front. Skimmed walls and textured ceiling. Fitted carpet. Radiator. Archway into;

Dining Room

UPVC double glazed. Fitted carpet. Skimmed walls and textured ceiling. Cupboard housing storage. Opens through into;

Kitchen

Modern fitted kitchen with a range of wall and base units set under and over a wood effect work surface with features to include; integrated fridge/freezer behind matching decor panel, dishwasher, electric oven with gas four ring hob over and extractor fan above, 1.5 bowl sink and drainer. UPVC double glazed window into sitting room. Wood effect flooring. Radiator.

Sitting Room 7'7 x 12'6 (2.31m x 3.81m)

Archway opens through from kitchen. UPVC double glazed window to rear with further french doors which open out onto rear garden. Skimmed walls and ceiling. Radiator.

First Floor

Landing 8'1 x 8'6 (2.46m x 2.59m)

Staircase leading from entrance hall onto first floor landing. Fitted carpet. Skimmed walls and textured ceiling. Access to loft via hatch. Door to airing cupboard housing Worcester gas boiler.

Bedroom One 11'9 x 12'2 (3.58m x 3.71m)

UPVC double glazed window to front. Skimmed walls and textured ceiling. Fitted carpet. Radiator. Cupboard storage over stairwell. Fitted wardrobes behind sliding mirrored doors.

Bedroom Two 8'11 x 7'1 (2.72m x 2.16m)

UPVC double glazed window to rear. Featured papered wall. Further skimmed walls and textured ceiling. Fitted carpet. Radiator.

Bedroom Three 7'8 x 7'5 (2.34m x 2.26m)

UPVC double glazed window to rear. Skimmed walls and textured ceiling. Fitted carpet. Radiator.

Bathroom 6'7 x 6'0 (2.01m x 1.83m)

Three piece suite comprising; panelled bath with mixer tap and shower over, low level dual flush WC and wash hand basin. Chrome heated towel rail. LED mirror to wall. UPVC double glazed opaque window to side. Part tiled walls. Further skimmed walls and skimmed ceiling. Vinyl tile effect flooring.

Outside

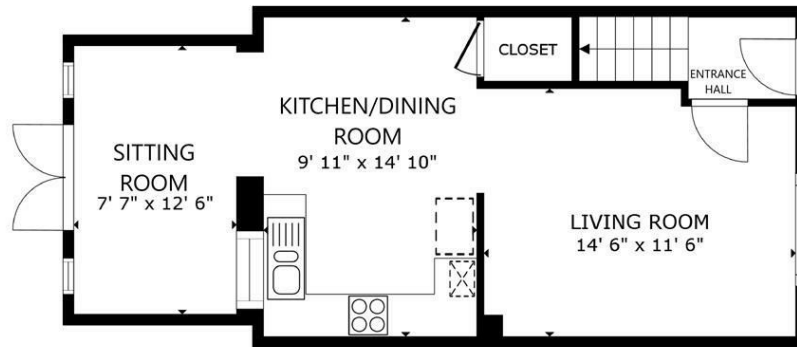
The property is set back from the road via a gravel front garden and off road parking for two vehicles. Lean-to with concrete flooring with outdoor shed. Pathway to front door. Project EV electric charging point. The rear garden is mostly laid to lawn with concrete area. Raised beds with shrubbery.

Services

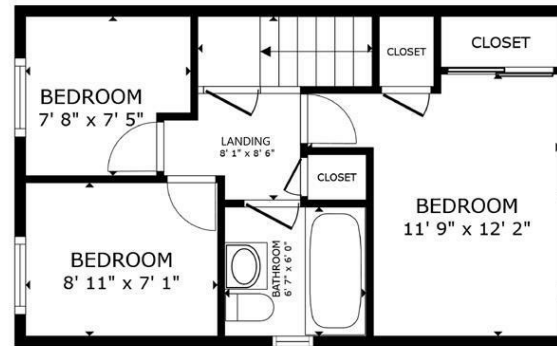
All mains connected services.







FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 476 sq.ft. FLOOR 2 368 sq.ft.
TOTAL : 844 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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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		
England & Wales	EU Directive 2002/91/EC	

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		
England & Wales	EU Directive 2002/91/EC	



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