

5 Priory Gardens

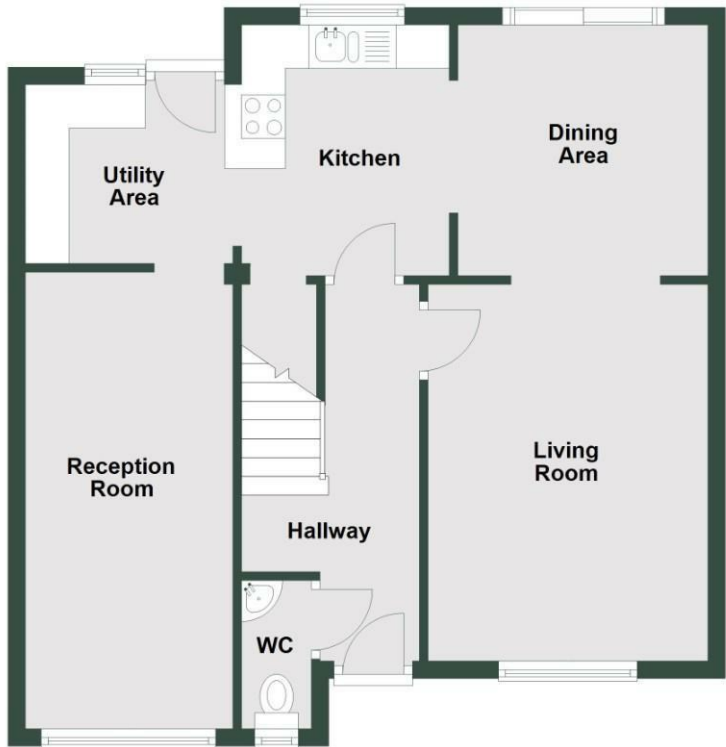


4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

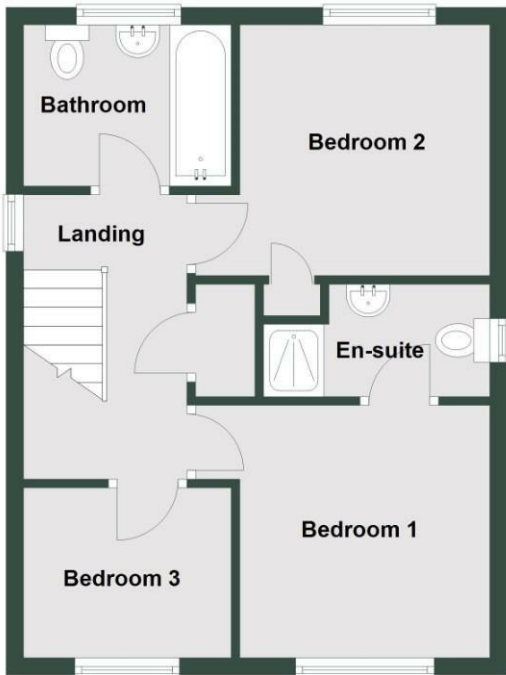
All enquiries: 029 2070 7999
Sales and general enquiries: info@shepherdsharp.com
Lettings enquiries: lettings@shepherdsharp.com

Monday – Friday
9am – 5.30pm
Saturday
9am – 5pm

Ground Floor



First Floor



Total area: approx. 95.9 sq. metres (1032.6 sq. feet)
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SHEPHERD SHARPE



5 Priory Gardens

Barry CF63 1FH

£315,000

An improved and modernised three bedroom detached house found on the eastern side of Barry close to M4 links, access to Cardiff. Comprises hallway, wc, lounge, dining area, kitchen, second reception room (formerly the garage), three bedrooms, en-suite shower room and bathroom. Front garden with off road parking, landscaped rear garden. uPVC double glazing, gas central heating. Freehold.

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		

5 Priory Gardens



uPVC double glazed front door to hallway.

Hallway
Staircase to first floor, understair store cupboard, doors to wc, kitchen and lounge.

W.C.
Low level wc, corner wash hand basin, radiator. uPVC double glazed window to front.

Lounge
13'10" x 10'5" (4.24m x 3.20m)
A lovely bright reception room. uPVC double glazed window to front. Fire surround with gas fire insitu, marble hearth, radiator, carpet, coving. Opening through to dining area.

Kitchen/Dining Area
23'6" x 9'9" (7.18m x 2.98m)
Two uPVC double glazed windows to rear, half glazed door to rear garden, patio doors to rear opening onto garden. Fitted kitchen in cream with a range of base and eye level units, glazed display units, wood effect work tops, white ceramic sink with drainer and chrome lever mixer tap. Integrated dishwasher, oven and hob, space for washing machine and tumble dryer. Breakfast bar, spot lights, loft access, chrome radiator, tile effect vinyl flooring, coving, store cupboard, space for fridge/freezer.
Dining area with patio door opening onto rear garden. Tile effect flooring, coving.

Reception Room 2 (Garage Conversion)
uPVC window to front. Radiator, carpet, coving.

First Floor Landing
Loft access, airing cupboard, uPVC double glazed window to side.

Bedroom 1
9'9" x 10'5" (2.98m x 3.20m)
uPVC double glazed window to front. Carpet, radiator, door to en-suite shower room.

En-Suite Shower Room
uPVC double glazed window to side. Shower enclosure, wash hand basin and wc.

Bedroom 2
9'1" x 9'8" (2.78m x 2.95m)
uPVC double glazed window to rear. Carpet, radiator, built-in store cupboard.

Bedroom 3
7'6" x 7'8" (2.29m x 2.36m)
uPVC double glazed window to front. Carpet, radiator, coving.

Bathroom
10'11" x 6'1" (3.35m x 1.86m)
uPVC double glazed window to rear with opaque glazing. Three piece suite comprising panelled bath with shower over, folding shower screen, wash hand basin and wc, all with chrome fittings. Attractive tiling, vinyl flooring, shaver point.

Front Garden
Landscaped front garden with driveway and parking for two cars, side access to rear garden.



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Rear Garden
Private and enclosed rear garden, block paviour terrace, lawn, mature planting, outside entertaining area, garden shed.

Council Tax
Band E £2,596.01 p.a. (25/26)

Post Code
CF63 1FH

Additional Information
The seller is an employee of Shepherd Sharpe.

