



**White Farm, Barry, Vale of Glamorgan CF62 9EW
£270,000**

Beautifully presented four bedroom home situated on the modern development off Colcot Road close to Barry college and Hospital. Spacious accommodation over three floors briefly comprising, hallway, kitchen/breakfast room with fully integrated appliances, lounge with patio doors to the rear garden, four bedrooms with ensuite shower room to the master bedroom occupying the whole of the top floor and with far reaching views. Family bathroom and cloakroom/w.c.

Driveway to the side provides ample off road parking and leads to a single garage. Viewing highly recommended.

Entrance Hallway

Entered via a composite front door. High gloss tiled flooring. Carpeted staircase leading to the upper floors.

Doors leading to Kitchen/breakfast room, Lounge and cloakroom/WC. Ceiling light. Central heating controls. Deep storage cupboard understairs with hanging space for cloaks. Radiator.

Cloakroom/ WC

5'5" x 3'1" (1.66m x 0.94m)

Fitted with a white pedestal wash basin with tiled splashback, close couple w.c. obscured window to the front aspect. Fuse box, radiator. Ceiling light and extractor. Tiled flooring continued from hallway.

Kitchen/Breakfast Room

14'0" x 9'4" (4.29m x 2.85m)

Fitted with a range of wall and base units. Work tops incorporate stainless steel sink unit with mixer tap over. Four ring gas hob with stainless steel extractor hood and splash back. Built in fan assisted electric oven and grill. Fully integrated appliances include fridge, freezer, dishwasher and washer dryer. Continuous tiled flooring from the hallway. Double glazed window to front aspect. Ceiling light. Radiator. Space for table and chairs. Cupboard housing 'Ideal' gas fired boiler.

Living Room

16'1" x 11'8" (4.92m x 3.56m)

Good size and well presented living room. Double glazed patio doors leading to the garden. Two radiators TV and telephone points. Ceiling light.

First Floor

Landing with doors to bathroom and bedrooms. Linen cupboard with pine slatted shelving. Second deep storage cupboard. Ceiling light. Stairway continues to upper floor.

Bedroom Two

13'3" x 9'4" (4.05m x 2.86m)

Double bedroom with double glazed window to rear aspect. Radiator. Ceiling light.

Bedroom Three

12'7" x 9'4" (3.85m x 2.87m)

Double bedroom with double glazed window to front aspect. Radiator. Ceiling light.

Bedroom Four

7'6" x 6'7" (2.29m x 2.01m)

Single bedroom with double glazed window to rear aspect. Radiator. Ceiling light.

Family Bathroom

6'7" x 5'6" (2.01m x 1.70m)

Fitted with a white suite comprising bath with side panel and chrome waterfall and shower mixer tap over. Pedestal wash hand basin and close couple w.c. Tiled splashbacks. Ceiling light and extractor. Obscured window to front aspect. Laminate flooring.

Second Floor

Ceiling light. Door to Master bedroom.

Master Bedroom

20'8" x 12'6" (6.31m x 3.83m)

Large dual aspect master bedroom with velux style window to rear aspect and window to front aspect with far reaching views. Two radiators. Ceiling light. Door to storage space under eaves. Door to en-suite shower room.

En-suite

8'6" x 8'3" (2.61m x 2.53m)

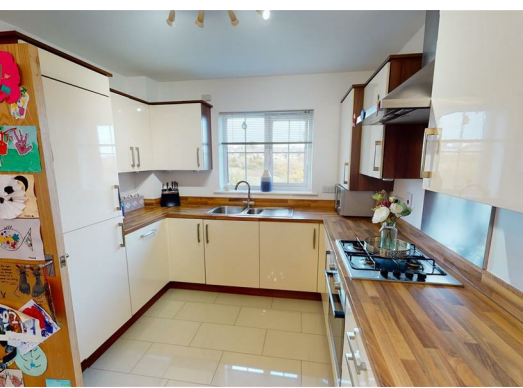
Fitted with a fully tiled shower enclosure with chrome fittings and glass door. Pedestal wash hand basin and close couple w.c. Radiator. Tiled flooring. Ceiling light and extractor. Obscured window to rear aspect.

Garden

Steps to main entrance. Driveway to side leads to single garage with up and over door.

Enclosed rear garden with gated side access to driveway. Area laid to lawn with dwarf wall. Slate tiled patio area adjacent to the house.

Proof Details





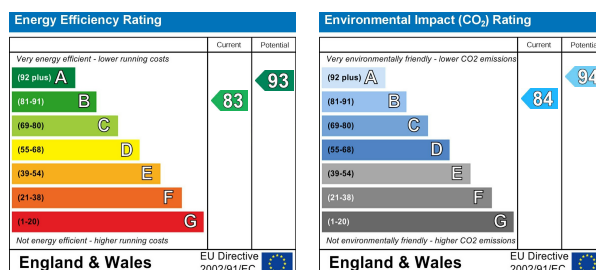
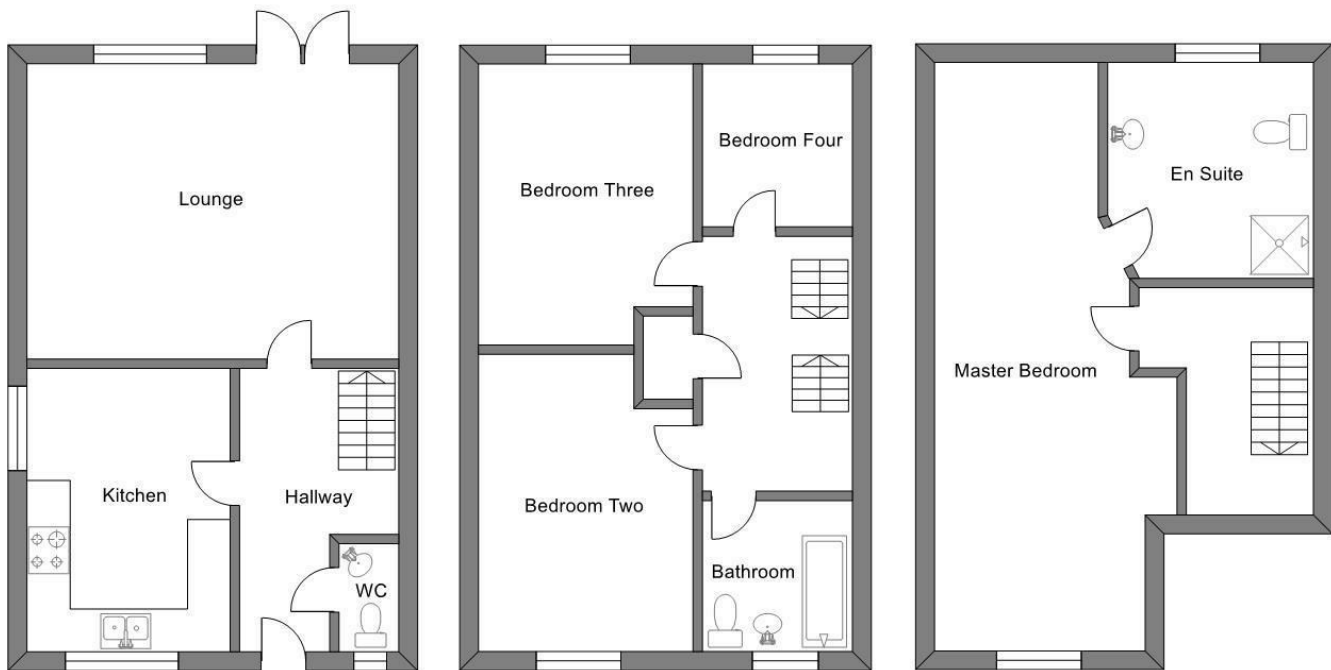


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