



**Hardy Close,  
Barry CF62 9HJ**

- EPC Rating: D
- 4 BEDROOM DETACHED HOUSE
- LANDSCAPED GARDEN - DRIVEWAY & GARAGE
- LIVING ROOM, DINING ROOM, KITCHEN, UTILITY ROOM
- CLOAKROOM, EN SUITE & BATHROOM







## About The Property

**4 BEDROOM DETACHED HOUSE - MODERNISED THROUGHOUT** - This beautifully presented 4 bedroom detached house offers spacious family living and benefits from gas central heating and double glazing. Briefly comprising of hallway, cloakroom, living room, dining room, kitchen, utility room, landing, 4 bedrooms, en suite to master bedroom, family bathroom, garage, loft room above garage, landscaped rear garden, driveway to front. Quiet cul-de-sac. Close to local amenities, shops, parks, popular school catchments, public transport routes, easy access to link roads. **\*ONLINE VIEWING AVAILABLE\*** Please call 01446 733224 to arrange your appointment.

## Accommodation

### Entrance Hallway

Enter via composite door, karndean wood effect flooring, power points, radiator, storage under stairs, doors into Cloakroom, Living/ Dining Room and Kitchen, stairs ascending to first floor;-

### Cloakroom

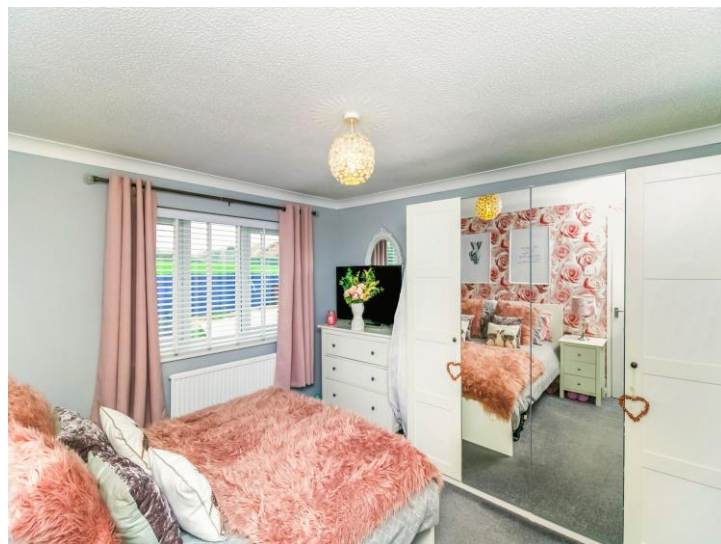
W.C., wash hand basin, splash back tiled areas, tiled flooring, double glazed opaque window to front aspect.

### Living Room

17' 11" x 11' 1" ( 5.46m x 3.38m )  
T.V. point, power points, radiator, coving, karndean wood effect flooring, double glazed window to front aspect, opening to Dining Room;-

### Dining Room

11' 10" x 8' 8" ( 3.61m x 2.64m )  
Continuation of karndean wood effect flooring, coving, power points, radiator, double glazed French doors to Rear Garden, door into Kitchen;-



## Kitchen

11' 9" x 8' 7" ( 3.58m x 2.62m )

Matching wall and base units with complimentary work tops, integrated double electric oven, halogen hob with contemporary extractor fan over, integral dishwasher, granite sink, drainer and pull-out mixer tap, space for fridge/freezer, power points, splash back tiled areas, tiled flooring, double glazed window to rear aspect, door into Utility Room;-

## Utility Room

9' 1" x 7' 10" ( 2.77m x 2.39m )

Complimentary fitted work top with base storage units, space for washing machine and tumble dryer, wall mounted boiler, power points, radiator, UPVC double glazed door to Rear Garden, internal door to integral Garage.

## Bedroom One

11' 9" x 11' 4" ( 3.58m x 3.45m )

Fitted carpet, coving, power points, radiator, double glazed window to rear aspect, door into En Suite;-

## En Suite

W.C., wash hand basin, shower cubicle, coving, double glazed opaque window to side aspect.

## Bedroom Two

11' 4" x 8' 11" ( 3.45m x 2.72m )

Fitted carpet, coving, power points, radiator, double glazed window to front aspect.

## Bedroom Three

9' 1" x 6' 4" ( 2.77m x 1.93m )

Fitted carpet, power points, radiator, double glazed window to front aspect.

## Bedroom Four

8' 8" x 6' 3" ( 2.64m x 1.91m )

Wood effect flooring, power points, radiator, double glazed window to rear aspect.

## Bathroom

W.C., wash hand basin, bath, splash back tiled areas, coving, shaving power points, double glazed opaque window to side aspect.

## Outside

To the front, driveway, pull up-and-over door to garage, side access to rear garden.

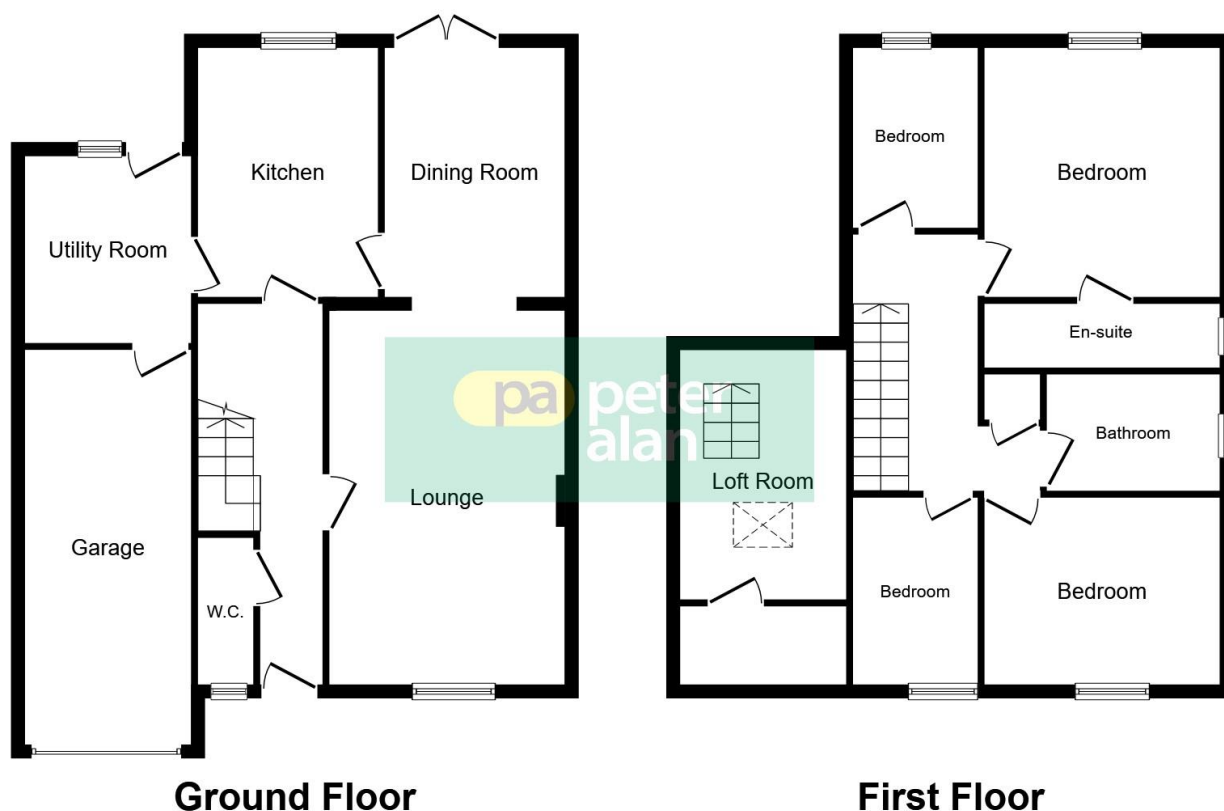
To the rear, completely landscaped garden with patio areas, decking, artificial grass, complimentary flower beds, outside tap, security light, side access to front.

## Garage

18' 9" x 8' 6" ( 5.71m x 2.59m )

Pull up-and-over door to driveway, integral door from Utility Room, power points.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Peter Alan. Powered by [www.focalagent.com](http://www.focalagent.com)

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