



17 Woodham Park  
Barry, CF62 8JF

Watts  
& Morgan



# 17 Woodham Park

Barry CF62 8JF

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**£210,000 Freehold**

2 Bedrooms | 1 Bathroom | 1 Reception Room

A two bedroom, end terrace family home. Conveniently located to local amenities, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, living/dining room, kitchen. First floor landing, double bedroom, spacious single bedroom and family bathroom. Externally the property benefits from low maintenance front and rear gardens. Being sold with no onward chain. EPC rating 'TBC'.

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## Directions

Cardiff City Centre – 9.2 miles

M4 Motorway – 8.1 miles

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## Summary of Accommodation

### Ground Floor

Entered via a partially glazed uPVC door into a hallway enjoying wood effect laminate flooring and a recessed storage cupboard.

The living/dining room enjoys continuation of wood effect laminate flooring, a central feature electric fireplace, a carpeted staircase leading to the first floor and a set of uPVC double glazed sliding doors providing access to the rear garden.

The kitchen has been fitted with a range of wall and base units with roll top laminate work surfaces. Integral appliances to remain include; a 'Diplomat' electric oven and a 5-ring gas hob with extractor fan over. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from tiled flooring, partially tiled splashback, a composite sink with a mixer tap over and a uPVC double glazed window to the front elevation.

### First Floor

The first floor landing benefits from carpeted flooring and a loft hatch with a built-in ladder providing access to the loft space.

Bedroom one is a double bedroom enjoying carpeted flooring, a range of recessed wardrobes and a uPVC double glazed window to the rear elevation.

Bedroom two is a spacious single bedroom benefiting from carpeted flooring and a uPVC double glazed window to the front elevation.

The family bathroom has been fitted with a 3-piece white suite comprising; a panelled bath with an electric shower over, a pedestal wash-hand basin and a WC. The bathroom further benefits from wood effect vinyl flooring, tiled walls, a wall mounted towel radiator, a recessed storage cupboard housing the wall mounted 'Ideal' combi boiler and an obscure uPVC double glazed window to the front elevation.

### Gardens & Grounds

17 Woodham Park is approached off the road onto a low maintenance courtyard style front garden.

The enclosed rear garden is predominantly laid with patio tile providing ample space for outdoor entertaining and dining. The rear garden further benefits from an area laid with artificial lawn and a variety of mature shrubs, borders and trees.

### Additional Information

All mains services connected.

Freehold.

Council tax band 'C'.

EPC rating 'TBC'.



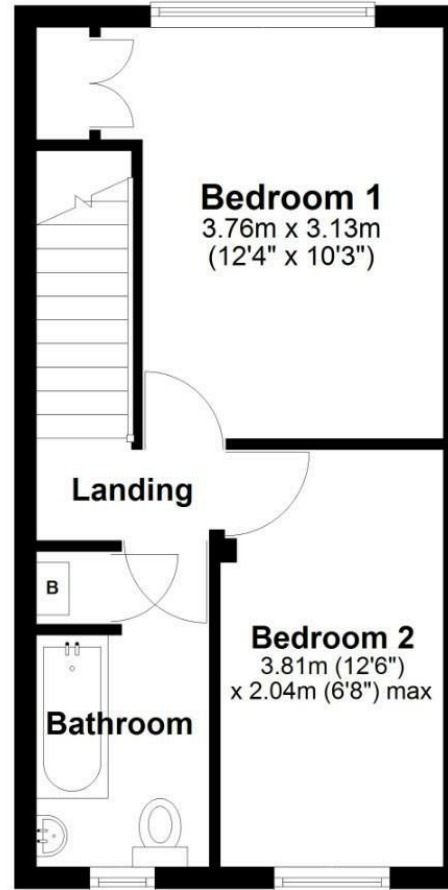
## Ground Floor

Approx. 28.5 sq. metres (307.1 sq. feet)



## First Floor

Approx. 28.5 sq. metres (307.1 sq. feet)



Total area: approx. 57.1 sq. metres (614.2 sq. feet)

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

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

