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6 Springfield Rise
Barry, The Vale Of
Glamorgan, CF63 1RE

6 Springfield Rise

Asking price **£249,950**

Completely refurbished semi-detached three bedroom bungalow, re wired and re plumbed, new kitchen and bathroom and in a quiet cul de sac position.

Completely refurbished semi detached 3 bedroom bungalow

Entrance porch and hallway, large living room, well appointed newly fitted kitchen breakfast room

3 bedrooms and family bathroom

Upvc double glazing and gas central heating

Paved front garden, driveway and garage

Large rear gardens and store room

Quiet cul de sac position



Refurbished semi-detached three bedroom bungalow, re wired and re plumbed, new kitchen and bathroom and in a quiet cul de sac position.

Upvc double glazed entrance door to porchway with glazed internal door to HALLWAY, refurbished herringbone patterned oak block floor, deep storage cupboard with modern fuse box. Doors to LIVING ROOM (18'6" into bay x 11'4"), herringbone patterned oak block floor, wide Upvc double glazed bay window to front, newly fitted pendant and wall lights. KITCHEN/ BREAKFAST ROOM (15'6" x 11'2" max), range of newly

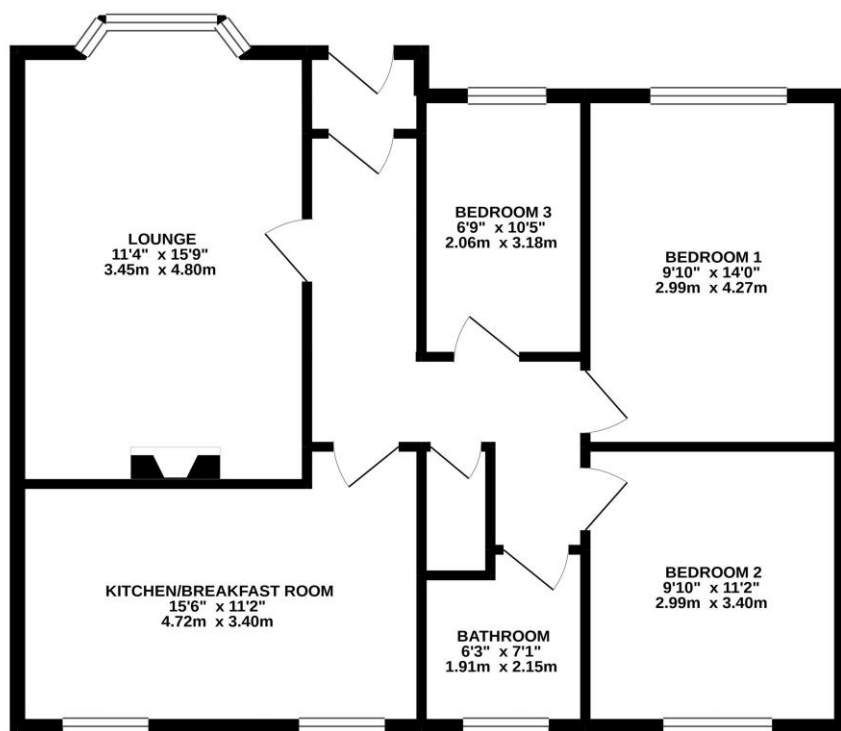
fitted base and wall cupboards with white marbled worktops and inset stainless steel sink, built in single oven and ceramic hob, concealed 'Vaillant' mains gas combination boiler, ceramic tiled floor with ample room for breakfast table, Upvc double glazed patio doors and window to rear.

Further doors from hallway to BEDROOM 1 (14' x 9'10"), oak block floor and double glazed window to front garden. Double BEDROOM 2 (11'2" x 9'10"), block flooring and double glazed window to rear garden. BEDROOM 3 (10'5" x 6'9"), Upvc double glazed window

to front elevation, block flooring. FAMILY BATHROOM (6'3" x 7'1"), newly fitted white suite including pea shaped bath with mains shower and shower screen over, pedestal basin and low level WC, ceramic tiled floor, part tiled walls, chrome heated towel rail and frosted double glazed window.

Enclosed paved front garden with mixed shrubbery, double gates to tarmacaded driveway providing parking and access to GARAGE (28' x 8'3"), a long single width garage with up and over door to front and pedestrian door front and to rear garden. The rear garden is in two parts, initially a paved sitting area fringed by shrub beds with a useful brick built general STORE (11'2" x 6'1"). Gate and steps down to a lower garden area, mainly concreted with a central pathway, raised beds and timber framed shed.

GROUND FLOOR
824 sq.ft. (76.6 sq.m.) approx.



TOTAL FLOOR AREA: 824 sq.ft. (76.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From Cowbridge follow the A48 towards Cardiff turning right at the traffic lights, after Bonvilston and onto the 5 mile lane to Barry. On reaching Barry turn left at the roundabout onto Port Road West and East. At the end of the road, on reaching a roundabout, take the second exit, over a roundabout and at a second set of traffic lights, turn right onto Coldbrook Road. Follow this road until reaching a mini roundabout, go straight on onto Price Avenue, from which turn right onto Robins Lane, left onto O'donnell Road and left again into Springfield Rise where No.6 is on your left hand side.

Tenure

Freehold

Services

Mains water, drainage, gas and electricity

Council Tax Band C

EPC Rating C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing strictly by appointment through
Herbert R Thomas

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