

Minster Close,
Churchfields,
Barry CF63 1FL

445,000



- Stunning detached property
- Many recent upgrades
- Fabulous orangery extension
- 3 reception rooms
- Kitchen & breakfast room
- 4 double bedrooms
- En-suite master bedroom
- Long driveway with parking for several cars
- Elevated position with far reaching views

Ref: PRA11284

Viewing Instructions: Strictly By Appointment Only



General Description

Detached and refurbished four double bedroom family home offering spacious accommodation, including an orangery, arranged over three levels.

Accommodation

Location.

Sat Nav: CF63 1FL

Ground Floor

Impressively proportioned hallway with composite entrance door.

Ceramic tiled floor and oak staircase, with recess beneath, incorporating a glass balustrade.

Doors leading to the living and dining rooms, together with the kitchen & breakfast room.

Fabulous dual aspect principle reception room with feature inset gas fire and laminate floor covering.

Stairs falling the lower ground floor reception and orangery.

Large carpeted dining room / second reception with front window and door leading to the kitchen.

Modern, recently updated kitchen and breakfast room with elevated views across the area.

Well equipped kitchen with breakfast bar and array of wall and base units on three sides, generous work surfaces and double sink unit,

Eye level double oven, electric hob with back plate and extractor hood over plus integrated appliances including a washing machine and tumble dryer.

Tiled floor and recessed spot lights.

Lower Ground Floor.

Reception room with storage cupboard and broad opening to the stunning orangery extension.

Windows on all sides allowing an abundance of natural light and full width bi-folding doors opening onto the garden.

Laminate floor covering throughout.

Potential to re-instate a WC and or shower room (capped off services remain in situ).

First Floor.

The first floor hosts four bedrooms and two bathrooms located off a spacious central landing.

All four bedrooms are doubles.

The large dual aspect master has a built in wardrobe and refurbished, stylish, en-suite bathroom comprising a shower,

WC and vanity wash hand basin.

The fully tiled family bathroom, also recently refurbished, has impressive finishes including a freestanding roll top bath, shower, WC and vanity unit with wash hand basin.

Outside

FRONT

Long block paved driveway and hardstanding for several cars.

Lawn.

REAR

Gently sloping garden with upper decked terrace and lower area with further terraces, lawn and planted beds / borders.

Enclosed on all sides.

Dimensions.

Dimensions (metric and imperial) can be found on the attached floor plans.

Specifications.

Recent upgrades and improvements include:

- o Reconfiguration & renewal of the kitchen
 - o New family bathroom
 - o New en-suite bathroom
 - o New uPVC glazing throughout
 - o New composite front door
 - o Partial electrical re-wire
 - o New laminate flooring
 - o New fitted carpets (2020)
 - o Feature inset gas fire
 - o New combination boiler (located in the loft space)
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Services

Mains electricity, mains water, mains drainage, mains gas.

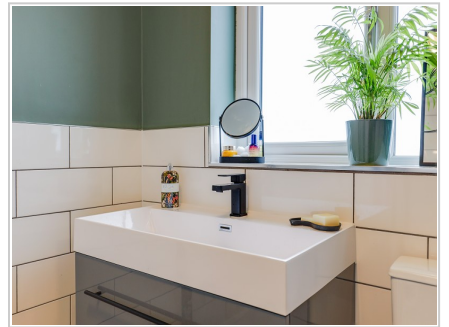
EPC Rating:61

Tenure

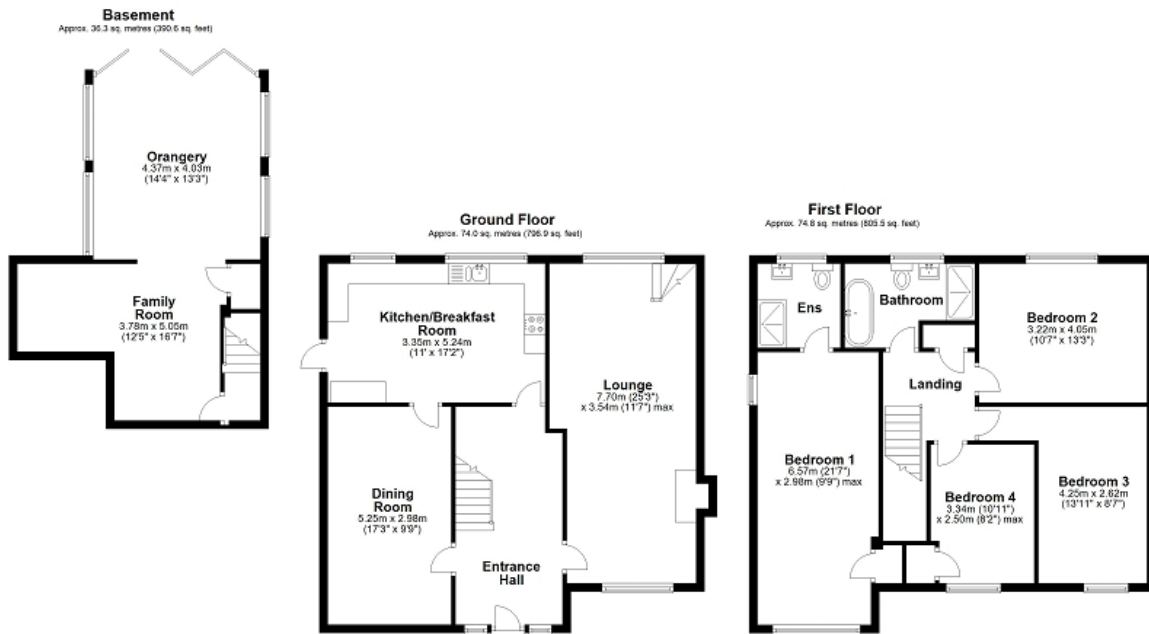
We are informed that the tenure is Freehold

Council Tax

Band F







Total area: approx. 185.2 sq. metres (1993.0 sq. feet)

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.