



£300,000

Andover Close, Barry

Semi-Detached House | 3 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- Sought-after area of Highlight Park
- 3 Bedroom property that has been extended
- Off Road parking
- Excellent transport links to M4
- Downstairs WC
- Whitmore High Catchment
- Garage

Property Description

Botham William are happy to present this beautifully presented semi-detached property is located in the highly sought-after area of Highlight Park, within walking distance of a local supermarket, schools, and public transport.

Main Particulars

Botham William are happy to present this beautifully presented semi-detached property is located in the highly sought-after area of Highlight Park, within walking distance of a local supermarket, schools, and public transport. Positioned in a peaceful cul-de-sac on a non-through road, this home offers a tranquil setting. The ground floor features an entrance hallway leading to an open-plan living room, which seamlessly connects to a modern fitted kitchen, dining room, and a rear lobby that includes a cloakroom/WC. The first floor comprises three bedrooms and a contemporary family bathroom. The front of the property includes a lawn and a block-paved driveway, providing ample parking and access to a garage. The enclosed rear garden features a decked patio area, ideal for outdoor relaxation. The property benefits from gas central heating and UPVC double glazing throughout.

Front

The front garden is laid to lawn with mature hedges, and the block-paved driveway offers ample parking leading to the garage. The property is accessed through a UPVC stained glass door.

Entrance Hallway

The entrance hallway features a smoothly plastered ceiling, coving, smoothly plastered walls, a dado rail, and laminate flooring. There is a radiator and a door leading to the living room, with stairs rising to the first floor.

Living Room 4.01m max x 3.61m

The living room has a smoothly plastered ceiling with coving, smoothly plastered walls, and a continuation of laminate flooring. Two UPVC double glazed windows provide natural light, and an electric fire with a surround remains as a focal point. The room also includes a radiator and an under-stairs cupboard, with open-plan access to the kitchen.

Kitchen: 4.75m max x 3.30m max

The Kitchen features a smoothly plastered ceiling, coving, and smoothly plastered walls, with tiling to splash-back areas. The floor is tiled with travertine, and a conventional radiator provides heating. The modern fitted kitchen includes eye-level and base units with drawers, work surfaces, a stainless steel sink, and space for a range cooker with an extractor overhead. Integrated appliances include a fridge freezer and dishwasher, with additional space for a washing machine. A cupboard

houses the combination boiler, and a replacement wooden door leads to the rear lobby, with open-plan access to the dining room.

Dining Room 3.18m max x 2.44m max

The dining room has a smoothly plastered ceiling, coving, smoothly plastered walls, and a continuation of travertine tiled flooring. A conventional radiator provides warmth, and UPVC double glazed patio doors open to the garden.

Rear Lobby

The rear lobby features a smoothly plastered ceiling, coving, smoothly plastered walls, and travertine tiled floors. It includes a utility cupboard, a UPVC double glazed door giving access to the driveway, a UPVC double glazed window to the driveway, and a radiator.

Cloakroom/WC 1.83m max x 0.81m max

The cloakroom/WC has a tongue-and-groove ceiling with coving, smoothly plastered walls with ceramic tiles at the lower level, and a continuation of travertine tiled floors. A UPVC double glazed opaque glass window to the rear provides light, and there is a radiator, close-coupled cistern WC, and a conventional vanity unit wash-hand basin.

First Floor

The landing features a smoothly plastered ceiling with coving, smoothly plastered walls, a dado rail, and fitted carpet. Doors lead to the three bedrooms and the bathroom.

Bedroom 1 4.11m max x 2.69m max

This bedroom has a smoothly plastered ceiling with coving, smoothly plastered walls, laminate flooring, and a UPVC double glazed window to the front. Built-in wardrobes provide ample storage.

Bedroom 2 2.77m max x 2.26m max

This bedroom features a spotlighted tongue-and-groove ceiling, smoothly plastered walls with tongue-and-groove detailing, laminate flooring, and a UPVC double glazed window to the rear. Built-in sliding door wardrobes offer additional storage.

Bedroom 3 3.05m max x 1.96m max

This bedroom includes a tongue-and-groove ceiling with coving, smoothly plastered walls, laminate flooring, and a UPVC double glazed window to the front. Built-in

storage is also available.

Bathroom 2.44m max x 1.83m max

The bathroom features a smoothly plastered spotlighted ceiling, ceramic tiled walls, and floors. The bathroom includes a bath with contemporary fittings, a corner entry shower cubicle, a close-coupled cistern WC, a wash-hand basin, and a UPVC double glazed window. Under-floor heating adds comfort.

Rear

The rear garden is enclosed with fencing and features a raised decked patio area, providing a perfect space for outdoor activities.



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