



**£285,000**  
freehold

## Cook Road, Barry CF62 9HD

- EPC Rating: D
- 5 / 6 BEDROOM DETACHED HOUSE
- OPEN PLAN KITCHEN / DINING ROOM  
LIVING ROOM & 2ND RECEPTION  
ROOM
- LARGER THAN AVERAGE REAR  
GARDEN - DRIVEWAY FOR SEVERAL  
CARS TO FRONT
- ENSUITE, FAMILY BATHROOM &  
POTENTIAL TO CREATE CLOAKROOM





## About The Property

Ample off road parking - Accommodation comprises of living room, storage (was previously a cloakroom), large kitchen / dining room, 2nd reception room with utility space, 3 double bedrooms, 2 single bedrooms, en suite to master and family bathroom, Good sized rear garden

## Accommodation

### Living Room

17' 8" max x 16' 4" ( 5.38m max x 4.98m )  
T.V. point, power points, radiator, coving, electric feature fire place, wood effect laminate flooring, storage under the stairs, storage cupboard \*USED TO BE CLOAKROOM - CAN BE CONVERTED BACK\*, stairs to first floor, door leading into:-

### Kitchen / Dining Room

25' 4" x 11' 11" max ( 7.72m x 3.63m max )  
Larger than average Kitchen / Diner with modern fittings - matching wall and base units with complimentary Marble work tops, inset gas hob and cooker hood, eye level inset oven and microwave, inset sink, drainer and mixer tap, fitted island unit with storage cupboards, integral fridge / freezer, tiled flooring, power points, radiator, inset spot lights, double glazed windows to rear aspect, double glazed French doors to rear garden.

### 2nd Reception Room

16' 6" x 7' 11" ( 5.03m x 2.41m )  
\*Converted Garage to 2nd Reception Room\* Double fitted cupboard with internal utility section with plumbing for



washing machine, space for tumble dryer, fitted shelving, combi boiler. Power points, radiator, wood effect laminate flooring, double glazed window to front aspect.

#### Landing

Fitted carpet to stairs and landing, power points, coving, loft hatch access.

#### Bedroom One

12' 8" x 10' 10" max ( 3.86m x 3.30m max )  
Double bedroom with wood effect laminate flooring, power points, radiator, double glazed window to front aspect, further door leading into:-

#### En Suite

W.C., wash hand basin, shower cubicle with dual head and splash back tiled wall, extractor fan, tiled flooring.

#### Bedroom Two

17' max x 8' 7" ( 5.18m max x 2.62m )  
Double bedroom with wood effect laminate flooring, power points, radiator, double glazed window to front aspect.

#### Bedroom Three

11' 4" x 9' 8" plus door recess ( 3.45m x 2.95m plus door recess )  
Double bedroom with double fitted wardrobe, wood effect laminate flooring, power points, radiator, double glazed

window to rear aspect.

#### Bedroom Four

9' 2" into alcove x 8' 7" ( 2.79m into alcove x 2.62m )  
Wood effect laminate flooring, power points, radiator, double glazed window to rear aspect, loft hatch access.

#### Bedroom Five

7' 11" x 7' 9" ( 2.41m x 2.36m )  
Coving, wood effect laminate flooring, power points, radiator, double glazed window to rear aspect.

#### Bathroom

P shaped bath with rainfall shower head, inset W.C. and wash hand basin with base storage units, chrome towel radiator, tiled walls and floor, deep storage cupboard with shelving and radiator, double glazed opaque window to front aspect.

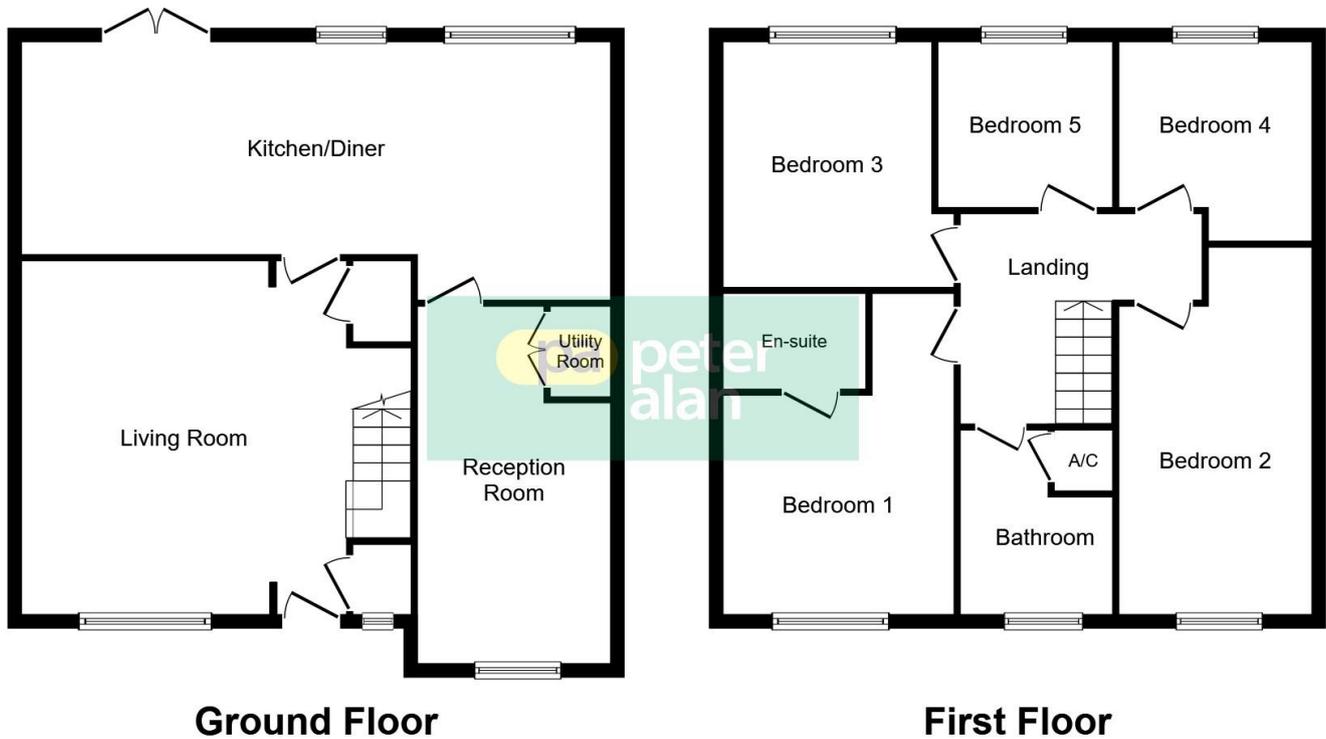
#### Outside

##### To The Front

Larger than average driveway, partly laid to lawn, complimentary flower beds, side access to rear.

##### To The Rear

Larger than average rear garden with potential to extend subject to planning. Patio area, decking, laid to lawn, enclosed with fencing, side access to front



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