

## 73 Woodlands Road, Barry

£260,000 Freehold

THREE BED AND ATTIC ROOM. This beautifully presented mid-terrace home offers a modern and versatile living space in very good condition throughout. Inside, the property welcomes you with a thoughtfully designed open plan kitchen and dining area, perfect for entertaining guests or enjoying family meals, and a cosy lounge creating a warm heart to the home. Upstairs, there are three well-proportioned bedrooms. In addition, a versatile attic room offers flexible space, suited to a home office, guest bedroom, or a playroom for the children. A standout feature of this home is the converted garage, now transformed into a dedicated gym—ideal for fitness enthusiasts or those working from home who appreciate a little extra space. With excellent local amenities, shops within walking distance, and transport links close at hand, this mid-terrace property combines comfort, convenience, and style in an unbeatable central location.

Council Tax band: C

Tenure: Freehold

### **ENTRANCE PORCH**

Entered via double glazed front door . Wood flooring. Radiator. Carpeted stairs rising to the first floor. Open to:

### **KITCHEN/DINING ROOM**

15' 5" x 19' 8" (4.70m x 5.99m)

Kitchen: Modern fitted kitchen to comprise a range of base and wall units with rolled edge laminated work surfaces incorporating stainless steel sink and drainer with mixer taps over. Recess and plumbing for appliance. Integral four burner electric hob with extractor and oven. Integral fridge and freezer. Double glazed window and door to the rear. Breakfast bar of similar finish to work surfaces. Open to: Dining Room: Double glazed bay windows and french doors to the rear providing access to the rear garden. Base and wall units similar to the kitchen with work surfaces over and under pelmet lighting. Door to Lounge.

### **LOUNGE**

12' 0" x 13' 9" (3.66m x 4.19m)

Double glazed bay window to the front. Ornamental fireplace on hearth. Laminate flooring. Radiator.

### **FIRST FLOOR LANDING**

Carpeted stairs rising to the first floor. Fitted carpet. Doors to all rooms. Carpeted stairs to the loft room.

### **BEDROOM ONE**

11' 4" x 10' 2" (3.45m x 3.10m)

Main double bedroom with two double glazed windows to the front. Fitted wardrobes with mirror door frontage. Fitted carpet.

### **BEDROOM TWO**

11' 3" x 8' 10" (3.43m x 2.69m)

Second double bedroom with double glazed window to the rear. Radiator. Fitted carpet. Fitted wardrobes with mirror door frontage.

### **BEDROOM THREE**

8' 4" x 7' 9" (2.54m x 2.36m)

Double glazed window to the front. Radiator. Fitted carpet.

### **BATHROOM**

Two double glazed opaque windows to the rear. With suit to comprise panelled bath with shower over, closed cistern w.c, and wash hand basin with vanity. Ceramic tile half height. Vinyl flooring. Heated chrome towel rail.

### **SECOND FLOOR**

Carpeted stairs rising to the loft room.

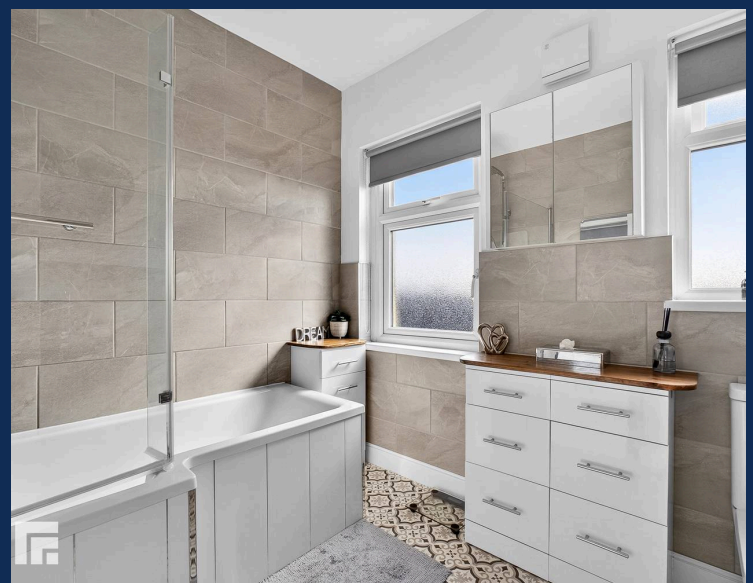
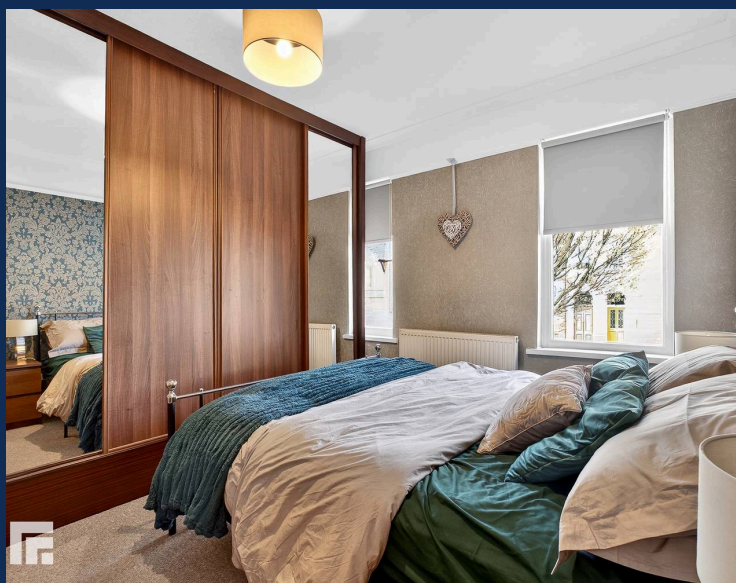
### **LOFT ROOM**

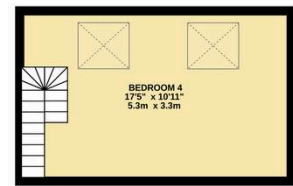
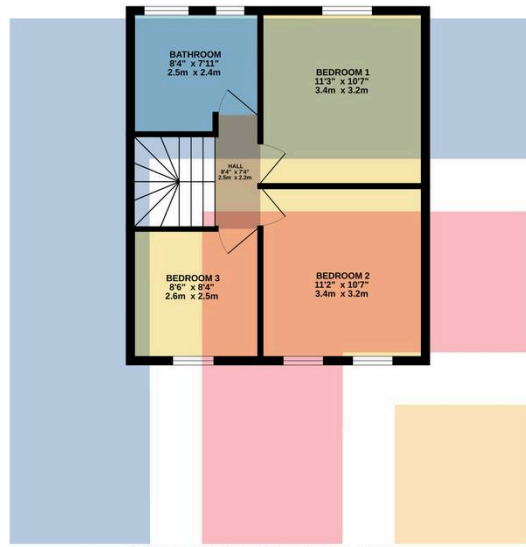
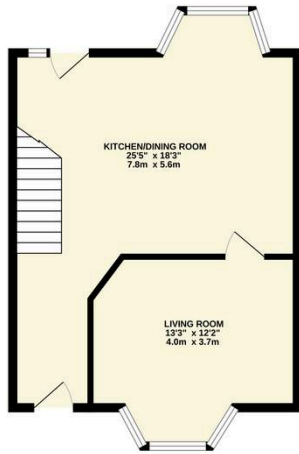
Two velux windows to the rear. Fitted carpet. Storage to the eaves.

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TOTAL FLOOR AREA : 1061 sq.ft. (98.6 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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