



## 72 Merthyr Dyfan Road, Barry

£259,950 Freehold

This well presented extended semi-detached house offers exceptional living space and flexibility, making it the perfect choice for growing families...

Council Tax band: TBD

Tenure: Freehold

### **ENTRANCE HALL**

Entered via double glazed front. Carpeted stairs to the first floor. Doors to Lounge & Kitchen.

### **LOUNGE**

Dimensions: 10' 10" x 13' 0.1" (3.3m x 3.96m). Double glazed window to front. Fitted carpet.

### **KITCHEN/DINER**

Dimensions: 18' 11" x 21' 0.5" (5.77m x 6.4m). Fitted bespoke kitchen, door to w.c. Double oven, microwave and five burner electric hob. Breakfast bar similar finish to worktops. Sink and drainer with mixer taps over. Space for table and chairs/ sitting area. Radiator. Double glazed bifolding doors to the rear. ceramic tile flooring. Double doors to utility cupboard.

### **WC**

Double glazed opaque window to the side. Closed cistern w.c, wash hand basin. Radiator. flooring continued.

### **BEDROOM ONE**

Dimensions: 9' 0.7" x 12' 0.6" (2.74m x 3.66m). Double glazed window to the rear. Radiator. Fitted wardrobes with mirror door frontage.

### **BEDROOM TWO**

Dimensions: 9' 0.9" x 11' 0.8" (2.74m x 3.35m). Double glazed window to the front. Radiator. Fitted carpet.

### **BEDROOM THREE**

Dimensions: 7' 10" x 10' 10" (2.39m x 3.3m). Double glazed window to the front. Laminate flooring. Radiator.

### **BATHROOM**

Double glazed opaque window to the rear. Closed cistern w.c, wash hand basin. Panelled bath with shower over.

### **OUTSIDE**

Rear artificial lawn, seating area, timber built summer house. To the side, there's access to the front. To the front, off road parking, front lawn with mature shrubs.

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## BATHROOM

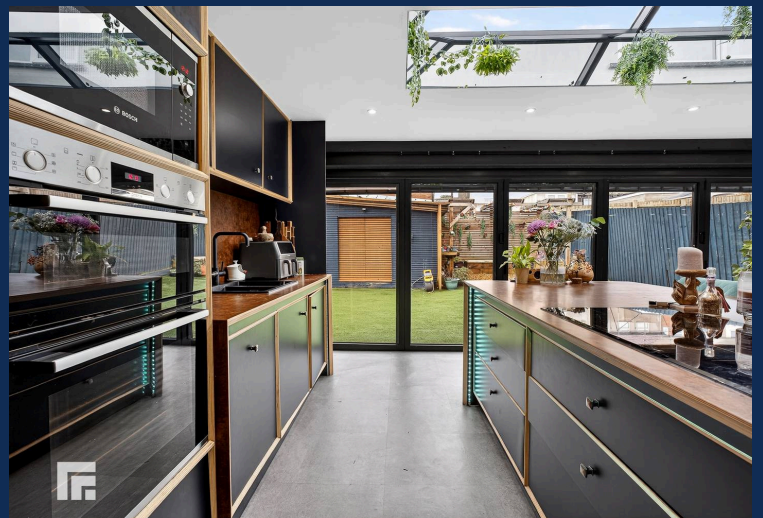
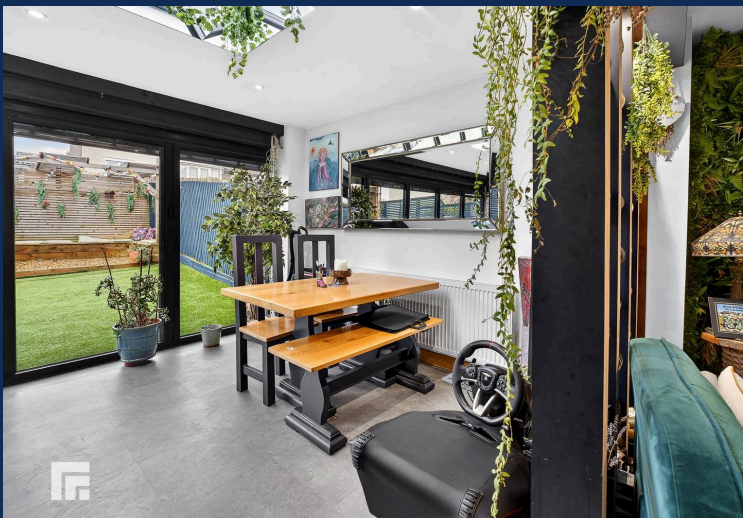
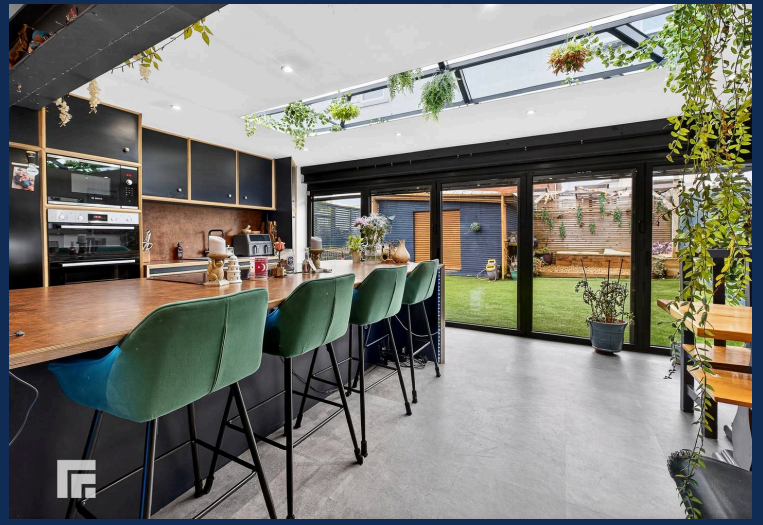
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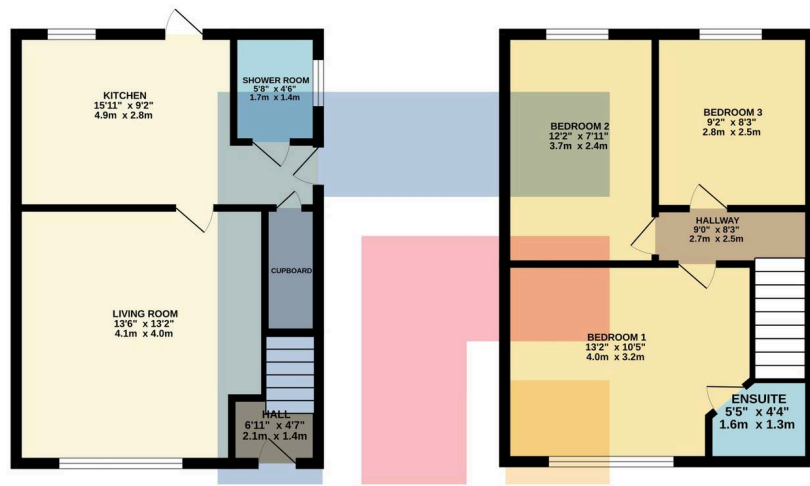
## OUTSIDE

Rear artificial lawn, seating area, timber built summer









TOTAL FLOOR AREA: 726 sq.ft. (67.4 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.  
Made with Metropac iCAD.

**BARRY** 01446 744750

106 Broad Street, Barry, South Glamorgan, CF62  
7AJ



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