



Hillary Rise, £190,000

- IDEAL FIRST TIME BUY
- CLOSE TO TRAIN STATION & LINK ROADS
- OPEN PLAN LIVING/ DINING
- Council Tax Band - C
- ENCLOSED REAR GARDEN
- EPC Rating: C



 3  1  2



About the property

IDEAL FIRST TIME BUY - Close to local amenities; Barry Docks train station and bus routes, town centre shopping facilities, supermarkets, parks, beaches, popular school catchment, easy access to link roads leading to M4 corridor.

Accommodation

Entrance Hall

Enter through a UPVC front door. Power points. Radiator. Laminate flooring. Stairs leading to first floor of the property.

Living Room/Dining Room

16' 3" max x 16' max (4.95m max x 4.88m max)

Laminate flooring through out the lounge/diner that lead to the door for the rear garden. TV points and power points. Radiator.

Kitchen



10' 3" x 9' 6" (3.12m x 2.90m)

Matching wall and base units, complimentary work tops, inset sink, drain and mixer tap, space for utilities, power points, tiled area, window to front of property.

Landing

Fitted cupboard, fitted carpet, power points, loft hatch.

Bedroom 1

16' 6" x 9' 9" (5.03m x 2.97m)

Laminate flooring, power points, radiator, window to rear aspect.

Bedroom 2

10' x 9' 10" (3.05m x 3.00m)

Laminate flooring, power points, radiator, window to front aspect.

Bedroom 3

10' 4" x 6' 10" (3.15m x 2.08m)

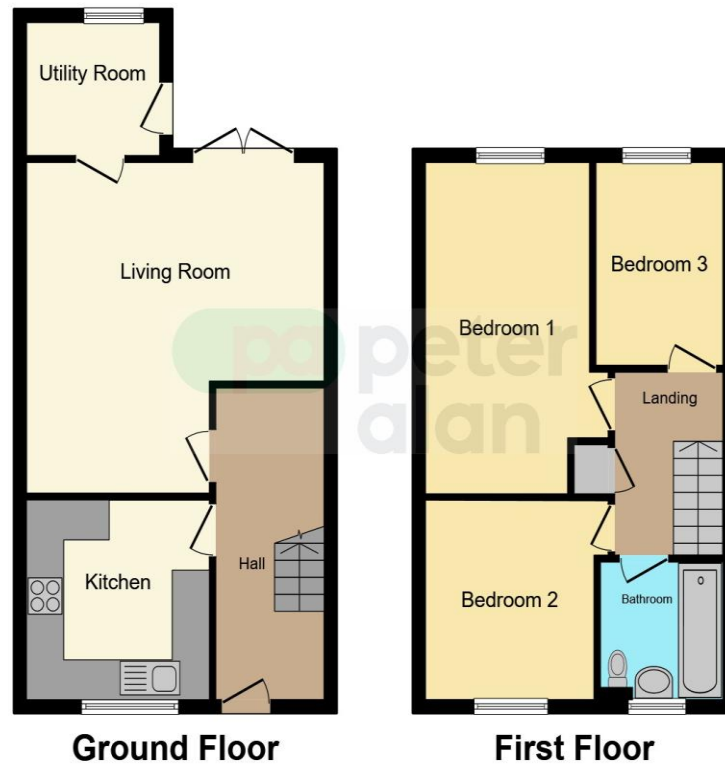
Laminate flooring, power points, radiator, window to rear aspect.

Bathroom

01446 733224

barry@peteralan.co.uk

Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let