



22 Plymouth Road

Barry, CF62 5TY

Offers Over £375,000

HARRIS & BIRT



An excellent opportunity to purchase this Victorian five bedroom home situated on Barry Island, Vale of Glamorgan and within a short walk to the seaside resort.

The sizable accommodation briefly comprises; entrance lobby, entrance hallway, Bedroom, two reception rooms, utility room and downstairs shower room to the ground floor, with the first floor comprising a reception room, kitchen/ dining, bedroom and shower room. To the second floor there are further good sizable three double bedrooms. The property is set back from the pavement with a small front garden and rear courtyard garden.

The property is situated on the popular Barry Island which is a district, peninsula and seaside resort, forming part of the town of Barry in the Vale of Glamorgan, South Wales. It within a short stroll to Whitmore Bay and Barry Island's Beach with many local amenities including supermarkets, leisure facilities, schooling for all ages, restaurants and railway station. Easy access to the main road network brings major centres within comfortable commuting distance including the capital city of Cardiff, Swansea, Bridgend, Llantrisant etc.



Accommodation

Ground Floor

Entrance Lobby

Enter via UPVC glazed door. Original tiled flooring. Original half tiled walls.

Entrance Hallway

Enter via UPVC door. Original architrave. Radiator. Pendant ceiling light. Door to ground floor and staircase up to first floor accommodation.

Bedroom Five 14'6 x 16'0 (4.42m x 4.88m)

Bay window to front. Feature fireplace. Fitted carpet. Radiator. Skimmed walls. Skimmed ceiling. Pendant ceiling light.

Snug / Office 9'0 x 12'6 (2.74m x 3.81m)

Fitted carpet. Radiator. Skimmed walls. Skimmed ceiling. Pendant ceiling light.

Reception Room 12'3 x 15'5 (3.73m x 4.70m)

UPVC window to side. Skimmed walls. Coved and skimmed ceiling. Carpet. Radiator. Pendant ceiling light.

Utility Room 12'3 x 6'9 (3.73m x 2.06m)

UPVC window to rear. Space for utilities. Range of wall and base units. 1.5 sink bowl with drainer and mixer tap. Skimmed walls. Skimmed ceiling. pendant ceiling light. Radiator. Door to rear garden.

Bathroom 9'0 x 6'10 (2.74m x 2.08m)

Three piece suite with features to include low level dual flush WC. Wash hand basin with mixer tap. Shower with rainfall shower head and separate shower head attachment. Glass panel. Vertical heated

towel rail. Window to rear. Vanity unit housed to wall. Pendant ceiling light. Extractor fan.

First Floor

Landing

Fitted carpet. Papered walls. Textured ceiling. Radiator. Pendant ceiling light. Stairs to second floor accommodation.

Living Room 19'1 x 16'0 (5.82m x 4.88m)

Bay window to front. Feature fireplace. Radiator. Ceiling rose. Skimmed walls. Coved and skimmed ceiling. Vinyl floor. Pendant ceiling light. Wall lights.

Kitchen/ Dining 12'9 x 12'7 (3.89m x 3.84m)

Matching wall and base units, space for utilities, radiator, sink, drain and mixer tap, window to rear.

Bedroom Four 12'8 x 13'1 (3.86m x 3.99m)

UPVC window to rear. Feature fireplace. Textured walls. Textured ceiling. Pendant ceiling light. Radiator. Carpet floor. UPVC door to rear.

Bathroom 8'8 x 7'2 (2.64m x 2.18m)

Three piece suite comprising shower cubicle with rainfall shower head and shower head attachment. Dual flush WC. Wash hand basin with mixer tap. Partly tiled walls. Further skimmed walls. Skimmed ceiling. Vinyl floor. Radiator. Access loft hatch. UPVC obscure window to side.

Second Floor

Landing

Window to rear. Carpet floor. Textured walls. Skimmed ceiling. Pendant ceiling light. Radiator.

Master Bedroom 10'3 x 16'3 (3.12m x 4.95m)

Window to front. Carpet floor. Featured paper wall. Further skimmed walls. Skimmed ceiling. Pendant ceiling light. Radiator.

Bedroom Two 13'4 x 9'11 (4.06m x 3.02m)

Window to front. Carpet floor. Feature paper wall. Further skimmed walls. Skimmed ceiling. Pendant ceiling light. Radiator.

Bedroom Three 10'10 x 12'10 (3.30m x 3.91m)

UPVC window to front. Feature fireplace. Skimmed walls. Textured ceiling. Carpet floor. Radiator. Pendant ceiling light.

Outside

Garden and Grounds

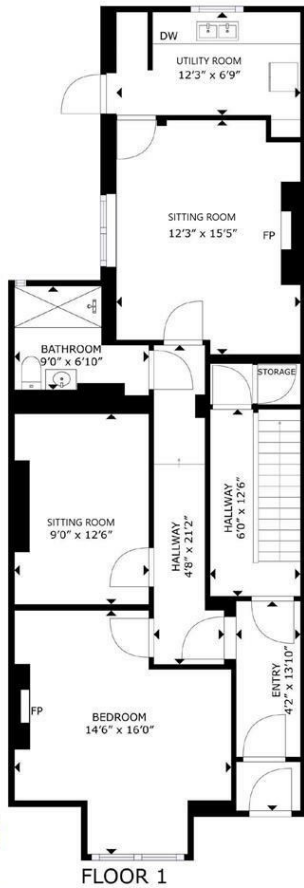
Enclosed with low level walls to the front with access via wrought iron gate, path with tiled floor to front door and remainder with planting. The rear is an enclosed courtyard style garden, laid with patio providing space for outside entertaining, outhouse for storage.

Services

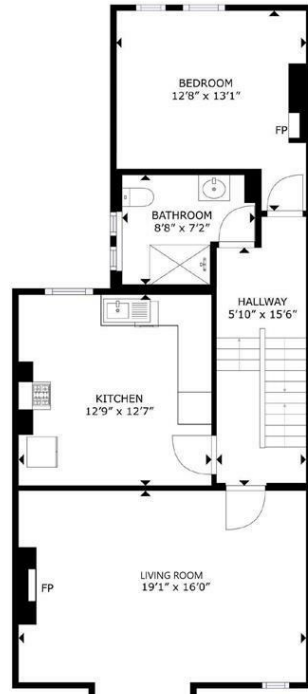
Mains gas, electric, water and drainage.



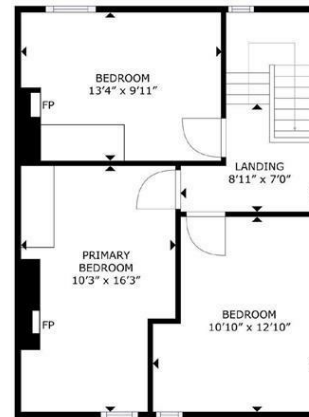




FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1: 916 sq. ft, FLOOR 2: 764 sq. ft,
 FLOOR 3: 529 sq. ft
 TOTAL: 2,209 sq. ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

HARRIS & BIRT
 CHARTERED SURVEYORS &
 ESTATE AGENTS



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	83

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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