



36 Lewis Street

Barry, CF62 6JW

Price £285,000

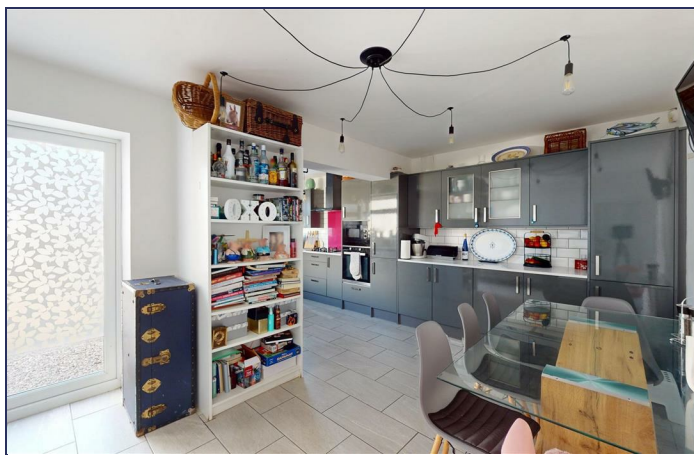
HARRIS & BIRT





A great opportunity to purchase this three bedroom end of terrace property with a front and rear garden and garage to the rear lane. The accommodation briefly comprises: entrance porch, living room, open plan kitchen/living/dining room to the ground floor. Stairs lead up to the first floor there are two double bedrooms, a good sized single bedroom and a modern family bathroom. Private and easy to maintain rear garden and small courtyard to the front.

The property is situated within a very popular spot in Barry offering excellent primary and secondary school catchment. Close proximity to local amenities including Barry High Street, local shops and restaurants including The Goodsheds and all it has to offer, as well as Academy Espresso Bar. Within close proximity to Porthkerry Park, The Knap and Barry Island. Barry has excellent access links through to Cardiff and the rural Vale of Glamorgan via the newly constructed five mile lane and easy link to the M4 corridor.



## Accommodation

### Ground Floor

#### Entrance Porch 3'11 x 7'10 (1.19m x 2.39m)

The property is entered via UPVC obscure glazed front door into porch with plenty of space for shoes and cloaks. Large UPVC obscure glazed window to front allowing plenty of natural light. Laminate wood effect flooring. Textured finished ceiling. Wooden glazed doors opening through into living room.

#### Living Room 10'8 x 18'2 (3.25m x 5.54m)

UPVC double glazed window overlooking the front garden. Skimmed walls. Laminate wood effect flooring. Pendant ceiling light. Radiator. Carpet stairs leading to the first floor landing. Door leading to kitchen/dining/family room.

#### Kitchen/Dining/Family Room 19'7 x 18'2 max (5.97m x 5.54m max)

Fitted kitchen with features to include; range of wall and base units with complimentary worksurface. 1.5 black sink with drainer and mixer tap. Tiled splashback. Integrated electric oven and microwave facilities. Gas four ring hob and extractor fan over. Integrated dishwasher. Space for fridge/freezer. Washing machine and tumble dryer. Fitted radiator. UPVC double glazed French doors leading to rear garden as well as two UPVC double glazed windows to the rear and side aspect. Ceramic grey tiled flooring. Understairs storage cupboard.

### First Floor

#### Landing 7'4 x 6'1 (2.24m x 1.85m)

Carpet stairs from ground floor living room to first

floor landing. Skimmed walls. Textured finished ceiling. Pendant ceiling light. Access to loft via hatch. Doors to all first floor rooms.

#### Master Bedroom 9'0 x 11'9 (2.74m x 3.58m)

A good sized double bedroom. UPVC double glazed window to front. Textured ceiling. Skimmed walls. Fitted carpet. Radiator. Built in cupboard housing the combination boiler.

#### Bedroom Two 9'3 x 11'9 (2.82m x 3.58m)

A good sized double bedroom. UPVC double glazed window to rear. Textured ceiling. Skimmed walls. Fitted carpet. Radiator.

#### Bedroom Three 6'0 x 7'6 (1.83m x 2.29m)

A single bedroom. UPVC double glazed window to front. Textured ceiling. Skimmed walls. Fitted carpet. Radiator.

#### Bathroom 6'3 x 6'1 (1.91m x 1.85m)

Three piece suite in white comprising panelled bath with mains shower head and taps. Low level WC. Pedestal wash hand basin. Chrome heated towel rail. UPVC obscured double glazed window to rear. Textured ceiling. Tiled walls. Vinyl flooring.

### Outside

A pretty gated front garden with a brick boundary wall. Mainly laid to lawn. Pathway leads to the front door and continues to the side allowing access to the rear garden. A generous enclosed rear garden with stone chippings. Garden shed. Pedestrian rear gate leading to back lane. Access leading to single car garage. Side gate to front. On street parking to front.

### Services

All mains services connects.

### Directions

From our offices at 65 High Street head east on the A48. At the Sycamore lights turn right onto the A4226 (five mile lane). At the roundabout take the second exit onto Pontypridd Road. At the next roundabout take the second exit onto Park Crescent, then take the second right hand turn onto Lewis Street. Continue down the road and number 36 will be on your right hand side.

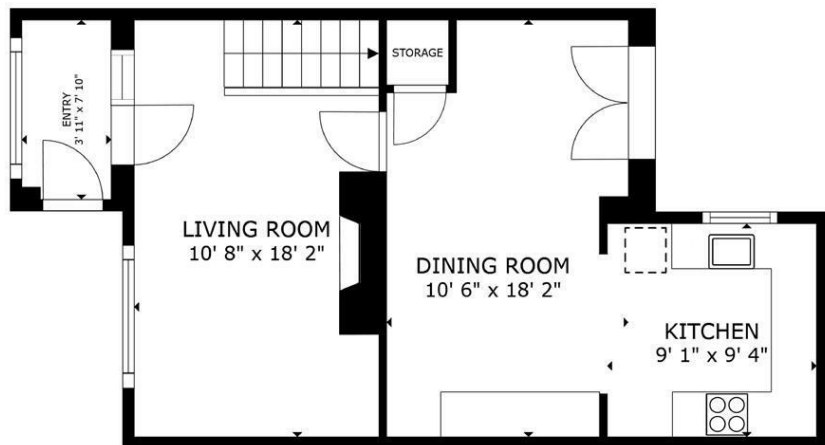




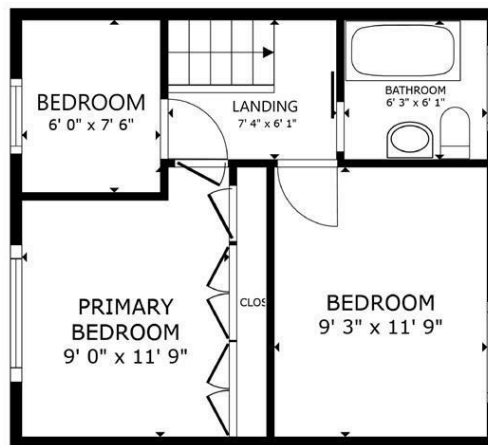








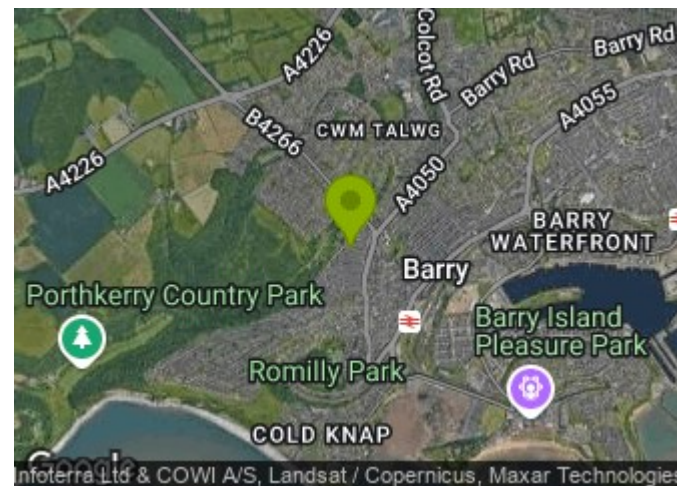
FLOOR 1



FLOOR 2

**HARRIS & BIRT**  
CHARTERED SURVEYORS &  
ESTATE AGENTS

GROSS INTERNAL AREA  
FLOOR 1 505 sq.ft. FLOOR 2 368 sq.ft.  
TOTAL : 873 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**HARRIS & BIRT**

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

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



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