



7 TREHARNE ROAD, BARRY, CF63 1QY

£130,000

*****INVESTORS ONLY***** An opportunity for an investor to acquire this four bedroom mid-terrace property situated in the East end of Barry within walking distance of shops, primary school and public transport. Accommodation briefly comprising; Entrance hallway. Two reception rooms. Kitchen. Four bedrooms and family bathroom to the first floor. The property benefits from an enclosed larger than average rear garden and gas/central heating via combination boiler. EPC rating: TBC

*****OFFERED FOR SALE WITH NO ONGOING CHAIN*****



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ACCOMMODATION

ENTRANCE

Via obscure UPVC double glazed door leading into;

HALLWAY

Wall mounted consumer unit and electric meter. Wall mounted central heating thermostat. Stairs rising to first floor landing. Radiator. Power points. Fitted carpet. Door leading into;

OPEN PLAN;

Lounge

Window to front elevation. Original centre ceiling rose. Dado rail. Feature wall mounted coal effect gas fire set on stone hearth. Built in cupboard housing gas meter. Radiator. Virgin connection. Television aerial. Internet, telephone and power points. Fitted carpet. Open to;

Dining Room

Window to rear elevation overlooking the garden. Dado rail. Feature inset to chimney breast. Built in understairs storage cupboard. Radiator. Power points. Fitted carpet. Steps leading down to;

KITCHEN

Window to side and rear elevation overlooking the garden. Range of wall and base units with granite effect laminate work surface over. Stainless steel sink and drainer with mixer tap over. Built in oven with inset four ring gas hob and stainless steel extractor fan above. Space for under counter appliances. Plumbing for washing machine and dish washer. Wall mounted combination boiler operating hot water and central heating. Power points. Tile effect laminate flooring. UPVC double glazed window to side elevation leading out to garden.

FIRST FLOOR LANDING

Split level landing. Access to loft space. Built in storage cupboard. Power points. Fitted carpet. Doors off to bedrooms and bathroom.

BEDROOM ONE 11'1" x 8'8" approx. (3.38m x 2.64m approx.)

Window to rear elevation overlooking the garden. Range of built in wardrobes providing ample storage, shelving and hanging space. Radiator. Power points. Fitted carpet.

BEDROOM TWO 11'8" x 7'2" approx. (3.56m x 2.18m approx.)

Window to front elevation. Radiator. Power points. Fitted carpet.

BEDROOM THREE 10'9" x 8'7" approx. (3.28m x 2.62m approx.)

Window to front elevation. Radiator. Power points. Exposed floor boards.

BEDROOM FOUR 7'9" x 6'6" approx. (2.36m x 1.98m approx.)

Window to side elevation. Radiator. Power points. Fitted carpet.

FAMILY BATHROOM 10'9" x 6'1" approx. (3.28m x 1.85m approx.)

Obscure window to rear elevation. Extractor fan. Three piece white suite comprising; panel bath with twin grip handles, twin taps and wall mounted shower over, pedestal wash hand basin with twin taps and low level w/c. Porcelain tiling to all walls with decorative border. Radiator. Tiling to floor.

OUTSIDE

REAR GARDEN

Enclosed with brick walls and timber fencing. Area laid to concrete providing ample room for garden furniture. Remainder laid to lawn. Timber gate giving rear lane access.

TENURE

Freehold

TOTAL FLOOR AREA

Approx. TBC

COUNCIL TAX BAND

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