

KNIGHTS



Residential & Commercial Sales and Letting Agents



Victoria Park Road

Barry, Barry, CF63 2JS

£338,000

Knights Estate Agents are delighted to offer for sale this traditional bay fronted four storey detached family home offering flexible family living situated towards the East end of Barry close to Old Cadoxton within easy access of all local amenities including public transport providing links to Cardiff, Bridgend and Newport. The property benefits from far reaching views of the Bristol Chanel to the rear and Park views to front.

Accommodation briefly comprising; Entrance Hallway, Lounge, Snug and Shower room to the ground floor. Kitchen and Dining Room to the lower ground level. Three bedrooms and family bathroom to the first floor. Master bedroom to the second floor.

The property also benefits from larger than average tiered garden, garage and shared driveway providing off road parking. EPC rating:- TBC

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Viewing

Please contact our Knights Barry Office on 01446 700222 if you wish to arrange a viewing appointment for this property or require further information.



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ACCOMMODATION

ENTRANCE

Via UPVC double glazed door with obscure glass panels leading into;

HALLWAY

UPVC double glazed window to the side elevation. Smoke detector. Coving to ceiling. Wall mounted central heating thermostat. Built in cupboard housing consumer unit and electric meter. Fitted carpet to stairs, rising to first floor landing. Radiator. Internet, telephone and power points. Doors off to all rooms. Exposed wooden floorboards. Door leading to stairs descending to lower ground floor.

LOUNGE

15'7" x 13'4" approx

UPVC double glazed bay window to front elevation. Coving to ceiling. Feature Louis style fire surround with coal effect gas fire in situ set on marble back and hearth. Television aerial. Radiator. Internet, telephone and power points. Exposed wooden floorboards. Archway leading through to;

SNUG

11'5" x 9'4" approx

Coving to ceiling. Radiator. Power points. Exposed wooden floorboards. UPVC double glazed sliding doors overlooking and leading out to;

BALCONY

Enjoying far reaching viewing across Dinas Powys, Barry, Bristol channel and Somerset Coastline beyond. Enclosed with wrought iron railings. Laid to decking providing ease of maintenance and ample room for garden furniture.

DOWNSTAIRS SHOWER ROOM

9'8" x 7'11" approx

UPVC double glazed windows to rear and side elevations. Coving to ceiling. Three piece white suite comprising; shower cubical with wall mounted electric shower in situ, pedestal wash hand basin with twin taps over and low level w/c. Fully tiled to splash back areas and dado height. Built-in storage cupboard. Radiator. Tile effect vinyl flooring.

LOWER GROUND FLOOR

KITCHEN

19'10" x 8'4" approx

UPVC double glazed window and door to rear elevation overlooking the garden. Smoke detector Spotlights to ceiling. Range of modern wall and bass units with granite effect laminate work surface over. Tiled to splash back areas. Stainless steel sink and drainer with mixer tap over. Built in oven with inset four ring induction hob with extractor hood above. Space for upright fridge/freezer. Plumbing for washing machine. Wall mounted Worcester combination boiler operating hot water and central heating. Under stair storage space. Radiator. Power points. Wood effect laminate flooring. Open to;

DINING AREA

10'3" x 8'6" approx

UPVC double glazed windows to both side elevations. Spotlights to ceiling. Coving to ceiling. Ample room for large family dining suite. Television aerial. Radiator. Power points. Wood effect laminate flooring. UPVC double glazed sliding doors overlooking and leading out to garden.

FIRST FLOOR LANDING

UPVC double glazed window to the side elevation. Smoke detector. Original centre ceiling rose. Stairs rising to master bedroom. Fitted carpet. Doors off to bedrooms and bathroom.

BEDROOM TWO

13'0" x 11'9" approx

UPVC double glazed bay window to the front elevation. Coving to ceiling. Range of build in wardrobes providing ample storage, shelving and hanging space. Airing cupboard. Radiator. Power points. Fitted carpet.

BEDROOM THREE

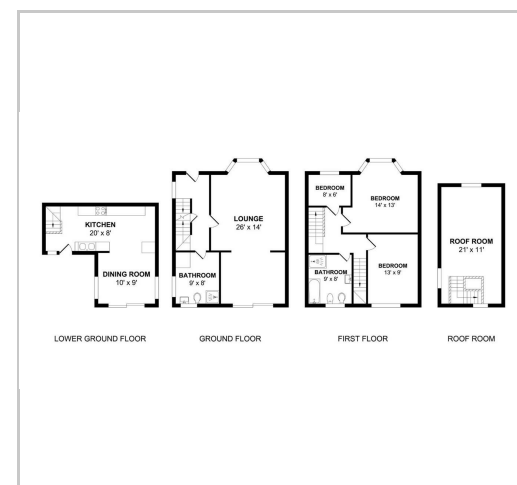
12'9" x 9'1" approx

UPVC double glazed windows to the rear elevation overlooking the garden and enjoying views across Dinas Powys, Barry, Bristol channel and Somerset Coastline beyond. Coving to ceiling. Built-in storage to the eaves. Radiator. Power points. Fitted carpet.

Area Map



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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