



RICHARD STREET

BARRY

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BARRY, C F 62 8D X

£157,000 -

FREEHOLD



2 Bed



1 Bath



785.48 sq ft

OFFERED FOR SALE WITH NO ONGOING CHAIN

An opportunity to purchase this traditional property situated in the heart of Barry within walking distance of Holton Road shopping thoroughfare.

Accommodation briefly comprising; Entrance hallway, lounge/dining room, kitchen and utility area to the ground floor. Two bedrooms and shower room to the first floor. This property also benefits from UPVC double glazing. Gas central heating via combination boiler. Enclosed low maintenance rear garden.

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ENTRANCE

Via UPVC double glazed door with obscure window leading into:

INNER PORCH

Coving to ceiling. Wall mounted electric consumer unit.

HALLWAY

Coving to ceiling. Staircase rising to first floor. Radiator. Wood effect laminate flooring. Door leading into lounge/dining room.

LOUNGE

10'3 x 10'2

UPVC double glazed window to front elevation. Coving to ceiling. Radiator. Gas meter. Wood effect laminate flooring. Opening into:

DINING ROOM

11'3 x 10'8

UPVC double glazed window to rear elevation. Under stairs storage cupboard. Radiator. Wall mounted central heating thermostat. Wood effect laminate flooring. Leading into:

KITCHEN

9'3 x 7'3

Two UPVC double glazed windows to side and rear elevations. White base units with laminate worktops over. Stainless steel sink and drainer with mixer tap. Built in oven with four ring gas hob and extractor chimney over. Room for upright fridge freezer. Vinyl flooring. Door to side leading into:

UTILITY AREA

10'8 x 5'2

UPVC double glazed door with obscure glazed window to rear elevation. Plumbing for washing machine. Room for further appliances and storage. Vinyl flooring.

FIRST FLOOR LANDING

Access to loft space. Fitted carpet. Doors to bedrooms and shower room.

BEDROOM ONE

13'1 x 10'2

Two UPVC double glazed windows to front elevation. Coving to ceiling. Radiator. Fitted carpet.

BEDROOM TWO

10'6 x 8'6

UPVC double glazed window to rear elevation. Coving to ceiling. Radiator. Wall mounted Baxi combination boiler operating hot water and central heating. Fitted carpet.

SHOWER ROOM

9'5 x 7'1

UPVC double glazed obscure double glazed window to rear elevation. White suite comprising of walk in double shower with glass screens and electric shower, wash hand basin with pedestal and mixer tap, low level w.c. Tiling to splash back areas. Radiator. Vinyl flooring.

OUTSIDE REAR

Enclosed within block walls. Timber gate giving access to rear lane. Low maintenance rear garden laid to patio slabs with shrub borders.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		 90
(81-91) B		
(69-80) C	 70	
(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	



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