

KNIGHTS



Residential & Commercial Sales and Letting Agents



Birch Grove

, Barry, CF62 6SX

Offers Over £425,000

KNIGHTS are offering the opportunity to acquire this, rare to the market, property situated on Birch Grove, in the sought after location of The Knäp. With three bedrooms, large enclosed garden and two large reception rooms, large loft space and extension added. This property also benefits from a newly installed boiler. This would make a wonderful family home. It is just a stone throw away from the Pebble Beach and other local attractions. Nearby shops, schools and public transport routes. Walkways to Heritage coastline leading to surrounding, country parks and beaches.

Property briefly comprising; Porch, Hallway, Living Room, Large second reception room, Kitchen, W/C, and rear lobby to the ground floor. Three bedrooms and family bathroom to the first floor. Imposing rear garden with detached garage. Off road parking for multiple vehicles.

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.

- No Chain
- Three bedrooms
- Sought after location



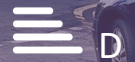
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ENTRANCE

Via wooden door with glass panels leading into;

PORCH

5'6" x 4'3"

Wood panel windows to front and side elevation providing plenty of natural lighting. Tiling to floor. Door leading into;

HALLWAY

Coving to ceiling. Staircase rising to first floor landing with large under stair storage cupboard. Radiator. Fitted carpet. Doors off to all rooms.

LIVING ROOM

14'3" x 13'5"

UPVC double glazed bay window to the front elevation looking down to The Knap gardens. Coving to ceiling. Wall lights. Feature fire place with electric fire in situ. Glass panel to the rear looking into reception room two. Radiator. Fitted carpet.

RECEPTION ROOM TWO

21'1" x 13'9"

Large UPVC double glazed sliding doors to the rear elevation overlooking and leading out to the rear garden. Coving to ceiling. Feature fireplace. Wall lights. Radiators. Fitted carpet.

KITCHEN

14'3" x 8'8"

UPVC double glazed window to the side elevation. Range of wall and base units with work surfaces over. Stainless steel two bowl sink with mixer tap over. Integrated freezer and dishwasher. Room for a tall fridge freezer. Built in oven with electric hob and extractor fan above. Wall mounted boiler. Tiling to splash back areas. Tiling to floor. Door leading into;

REAR LOBBY

5'6" x 2'6"

UPVC door to the rear elevation with glass panels leading to the rear garden. Work surface with power and plumbing for white goods.

W/C

5'6" x 2'6"

Wooden obscure window to the side elevation. Low level W/C. Wash hand basin with twin taps over. Extractor fan. Radiator. Tiling to floor.

FIRST FLOOR LANDING

UPVC double glazed obscure window to the side elevation. Coving to ceiling. Access to loft space. Fitted carpet. Doors off to all rooms.

BEDROOM ONE

12'11" x 11'6"

UPVC double glazed windows to the rear elevation overlooking the rear garden. Coving to ceiling. Wall lights. Range of fitted wardrobes, one housing the hot water tank.

BEDROOM TWO

10'11" x 10'11"

UPVC double glazed window to the front elevation with views to the Knap. Radiator. Fitted carpet.

BEDROOM THREE

9'11" x 7'9"

UPVC double glazed window to the front elevation. Coving to ceiling. Radiator. Fitted carpet.

BATHROOM

7'9" x 6'4"

Two UPVC double glazed obscure windows to the rear elevation. Spotlights to ceiling. Three piece suite comprising; Low level w/c, wash hand basin with mixer tap over and walk in double shower cubicle with wall mounted mixer shower. Tiling to all walls. Extractor fan. Heated towel rail. Tiling to floor.

REAR GARDEN

Enclosed with timber fence. Timber gate giving access to the front elevation. Mainly laid with lawn. Decorative patio area laid with stone pavers. Mature trees and shrubs.

FRONT ELEVATION

Off road parking for multiple vehicles. Access to the garage.

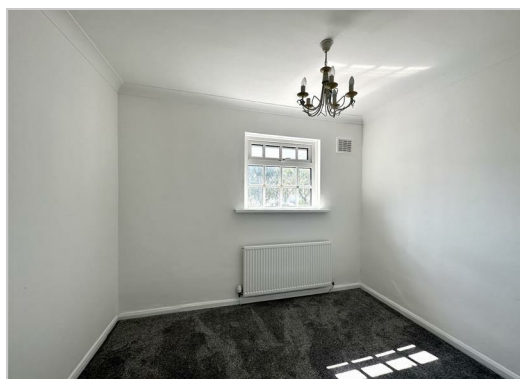
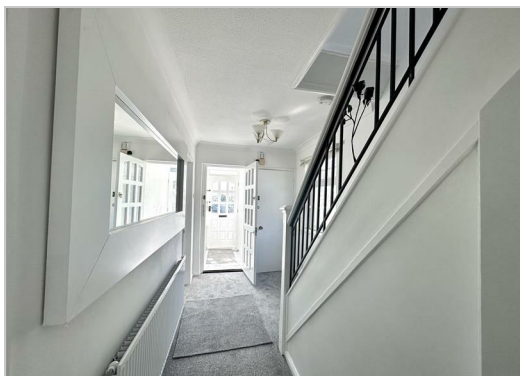
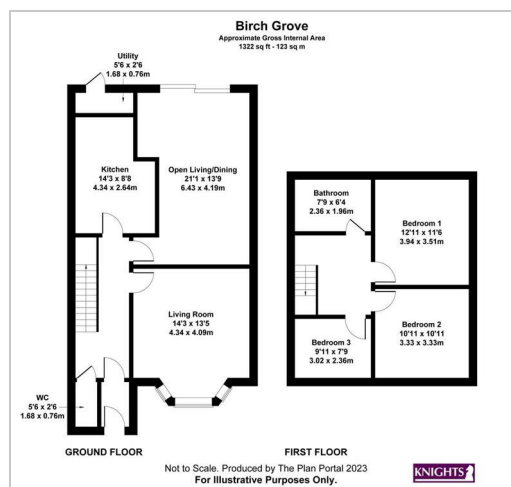
GARAGE

Access via up and over door.

Area Map



Floor Plan



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