

# KNIGHTS

Residential & Commercial Sales and Letting Agents



## Barry Road

Barry, Barry, CF62 8HG

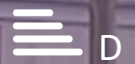
£345,000

KNIGHTS are delighted to offer the sale of this wonderful property on Barry Road. This traditional family home has incredible views to the rear, three bedrooms and three reception rooms. The incredible garden provides plenty of space and has been very well kept, it leads down to a double garage at the rear. Located in lovely central Barry, close to local schools, shops and provides links to Cardiff and surrounding areas.

Property briefly comprising; Entrance porch, Hallway, Living room, Dining room, Third Reception room, Kitchen, Rear lobby, W/C and Utility room to the ground floor. Three bedrooms and family bathroom to the first floor. Impressive large garden with brick build garage to the rear. 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.



## ENTRANCE

Via UPVC door with obscure stained glass panel leading into;

## PORCH

Fitted carpet. Original door with stained glass panels leading into;

## HALLWAY

UPVC double glazed stained glass window to the front elevation. Picture rail. Staircase rising to first floor landing with fitted carpet and large under stair cupboard. Radiator. Original wooden parquet flooring. Doors off to all rooms.

## LIVING ROOM

12'3" x 11'8"  
UPVC double glazed bay windows to the front elevation. Picture rail. Feature fireplaces with gas fire in situ. Radiator. Fitted carpet.

## RECEPTION ROOM TWO

13'2" x 11'8"  
Picture rail. Large feature fireplace with gas fire in situ. Radiator. Fitted carpet. Glass panels and door to the rear leading into;

## RECEPTION ROOM THREE

11'8" x 8'4"  
UPVC double glazed windows and sliding doors to the rear elevation overlooking and leading to the rear garden. Obscure windows to side elevation. Radiator. Continuation of the fitted carpet. Door leading to rear lobby.

## KITCHEN

9'5" x 6'11"  
UPVC double glazed window to the side elevation. Tiling to all walls. Range of wall and base units with work surfaces over. Stainless steel sink and drainer with mixer tap over. Built in oven with four ring electric hob and extractor fan above. Integrated freezer. Wood effect flooring. Door into;

## REAR LOBBY

9'5" x 6'11"  
UPVC door with obscure glass panel leading to the rear garden. Tiling to all walls. Doors off to w/c and utility room.

## W/C

Tiling to all walls. Extractor fan. W/C. Continuation of the wood effect flooring.

## UTILITY ROOM

5'7" x 3'8"  
UPVC double glazed obscure window to the rear elevation. Wall mounted combination boiler. Ample space and plumbing for white goods and upright fridge/freezer.

## FIRST FLOOR LANDING

UPVC double glazed stained glass window to the side elevation. Access to loft space. Dado rail. Fitted carpet. Doors off to all rooms.

## BEDROOM ONE

13'1" x 11'8"  
UPVC double glazed window to the rear elevation with fantastic sea views. Picture rail. Built in storage cupboard with shelving. Radiator. Fitted carpet.

## BEDROOM TWO

11'8" x 11'8"  
UPVC double glazed window to the front elevation. Picture rail. Radiator. Fitted carpet.

## BEDROOM THREE

8'8" x 7'2"  
UPVC double glazed window to the front elevation. Radiator. Fitted carpet.

## BATHROOM

6'11" x 6'9"  
UPVC double glazed obscure window to the rear elevation. Spotlights to ceiling. Three piece suite comprising; Low level W/C, Vanity unit housing the wash hand basin with mixer tap over and bath with twin taps and shower over. Heated towel rail. Tiling to all walls and floor.

## REAR GARDEN

Impressive rear garden, mainly laid with lawn and patio area. Path leading to rear of the garden and garage. Timber gate to the front giving access from the driveway. Timber gate to the rear giving lane access. Outside water tap.

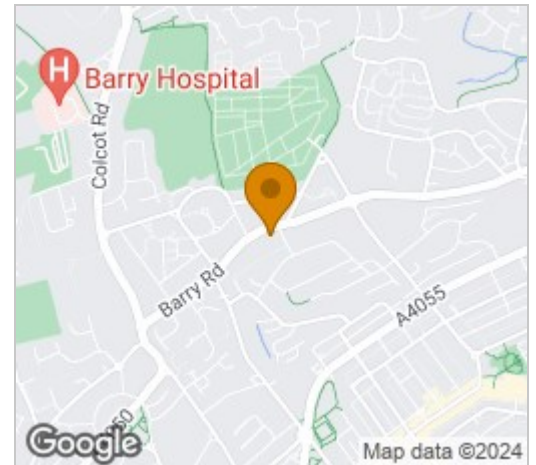
## GARAGE

18'8" x 16'11"  
Double garage with access via timber door from garden or secure garage doors from the lane. Windows providing plenty of natural lighting.

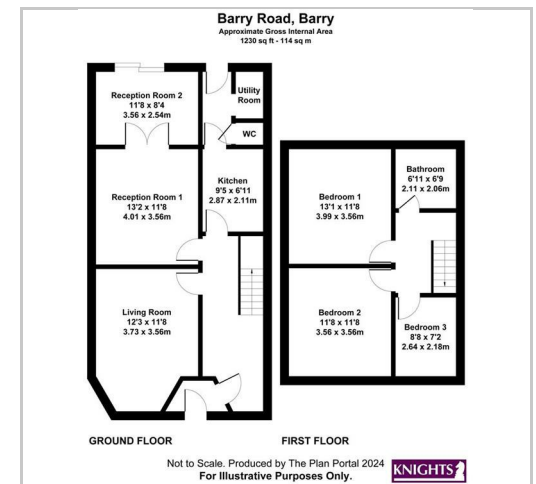
## FRONT ELEVATION

Gated driveway providing off road parking for up to three vehicles.

## Area Map



## Floor Plan



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