

# KNIGHTS



Residential & Commercial Sales and Letting Agents



## Woodlands Road

Barry, Barry, CF62 8EE

£239,950

KNIGHTS are delighted to offer the sale of this impressive home on Woodlands Road, Barry with NO ONGOING CHAIN. Boasting original features throughout and a fresh renovation. It has three large reception rooms and three double bedrooms, this traditional terraced is ready to move in and a must see to appreciate the size. Ideally located in Central Barry, close to local shops, schools and public transport routes.

Property briefly comprising; Entrance porch, Hallway, Three large Reception rooms and Kitchen to the ground floor. Three double bedrooms and family bathroom to the first floor. Larger than average rear garden. Enclosed forecourt. Solar panels to the roof.

### 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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## ENTRANCE

Via UPVC door with decorative obscure glass panels leading into;

## PORCH

Coving to ceiling. Original tiling to floor. UPVC door with obscure glass panel leading into;

## HALLWAY

Original features including; Coving, Corbels and staircase rising to first floor landing. Radiator. Wood effect flooring. Doors off to all rooms.

## RECEPTION ROOM ONE

13'10" x 12'05"

UPVC double glazed bay window to the front elevation. Coving to ceiling. Feature fireplace with electric fire in situ. Radiator. Continuation of the wood effect flooring.

## RECEPTION ROOM TWO

12'00" x 10'01"

UPVC double glazed window to the rear elevation. Feature original fireplace. Built in shelving units to the alcoves. Radiator. Fitted carpet.

## RECEPTION ROOM THREE

14'00" x 10'06"

UPVC double glazed window to the rear elevation. Coving and ceiling rose. Radiator. Wood effect flooring. Door into;

## KITCHEN

13'08" x 5'11"

UPVC double glazed windows to the side and rear elevation and door to the side giving access to the rear garden. Tiling to all walls. Range of wall and base units with work surfaces over. Stainless steel one and a half bowl sink and drainer with mixer tap over. Built in oven with four ring electric hob and

extractor fan above. Ample space and plumbing for undercounter white goods and upright fridge/freezer. Radiator. Tiling to floor.

## FIRST FLOOR LANDING

Access to loft space. Original built in cupboard with shelving. Fitted carpet. Doors off to all rooms.

## BEDROOM ONE

16'01" x 11'01"

Two UPVC double glazed windows to the front elevation. Feature fireplace. Radiator. Fitted carpet.

## BEDROOM TWO

11'10" x 10'03"

UPVC double glazed window to the rear elevation. Radiator. Fitted carpet.

## BEDROOM THREE

11'02" x 7'11"

UPVC double glazed window to the rear elevation. Built in storage cupboard housing the wall mounted combination boiler. Radiator. Wood effect flooring.

## BATHROOM

7'09" x 5'03"

UPVC double glazed obscure window to the side elevation. Extractor fan. Tiling to walls. Three piece suite comprising; Low level W/C, Wash hand basin with mixer tap over and Bath with mixer tap and shower over. Radiator. Tiling to floor.

## REAR GARDEN

Larger than average garden enclosed with stone walls. Patio area, Decking area and Lawn area. Timber gate to the rear giving lane access.

## 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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