

KNIGHTS



Residential & Commercial Sales and Letting Agents



Guys Road.

Barry, Barry, CF63 3QA

£195,000

An opportunity to acquire this spacious end terrace property situated within walking distance to the town centre, schools and local amenities including public transport.

Accommodation briefly comprising; Entrance hallway. Open plan living room. Modern fitted kitchen. Family bathroom. Three bedrooms to the first floor. Garden to the rear. The property also benefits from UPVC double glazing and gas central heating. EPC rating E.

OFFERED FOR SALE WITH NO CHAIN.

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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E

ENTRANCE

Via UPVC double glazed glass door leading into;

PORCH

Wall mounted consumer unit and electric meter. Wood effect laminate flooring. Wood half glazed door into;

LIVING ROOM

LOUNGE AREA

10'2" x 9'10"

UPVC double glazed window to front elevation. Coving to ceiling. Radiator. Power points. Sky connection point. Built in cupboard to alcove housing gas meter. Wood effect laminate flooring. Double power points.

Archway into;

Dining Area:

DINING AREA

13'7" x 10'10"

UPVC double glazed bay window to rear elevation. Coving to ceiling. Radiator. Telephone and power points. Built in under stairs storage cupboard benefiting from shelving. Continuation of wood effect laminate flooring. Doorway into;

KITCHEN

9'7" x 7'6"

UPVC double glazed window to side elevation. Coving to ceiling. Modern range of wall and base units with granite effect work surfaces over. Tiling to splash back areas with border. Stainless steel sink and drainer with mixer tap over. Built in electric oven/grill and inset four ring gas hob with stainless steel extractor fan above. Space for upright fridge/freezer. Plumbing for washing machine. Wall mounted 'Worcester' combination boiler operating hot water and central heating. Power points. Ceramic tiling to floor.

REAR LOBBY

Ceramic tiling to floor. UPVC double glazed door with obscure glass panels leading out to rear garden. Access through to;

BATHROOM

UPVC obscure double glazed window to rear elevation. Coving to ceiling. White suite comprising; panel bath with electric shower over, pedestal wash hand basin and low level w/c. Radiator. Fully tiled to all walls and floor.

FIRST FLOOR LANDING

Coving to ceiling. Access to loft space. Built in cupboard with shelving. Wood effect laminate flooring. Doors off to bedrooms.

BEDROOM ONE

13'11" x 9'8"

UPVC double glazed window to front elevation. Coving to ceiling. Radiator. Power points. Oak effect laminate flooring.

BEDROOM TWO

10'9" x 7'8"

UPVC double glazed window to rear elevation. Coving to ceiling. Radiator. Power points. Wood effect laminate flooring.

BEDROOM THREE

9'8" x 7'5"

UPVC double glazed window to side elevation. Picture rail. Radiator. Power points. wood effect laminate flooring.

REAR GARDEN

Enclosed with walls and timber fencing. Mainly laid to paving and decorative stone chippings providing low maintenance and room for garden furniture.

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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