



# VICTORIA PARK ROAD

BARRY

# VICTORIA PARK

BARRY, CF63 2J S

£338,000 -

FREEHOLD



4 Bed



2 Bath



1431.08 sq ft

Knights Estate Agents are delighted to offer for sale this traditional bay fronted four storey detached family home offering flexible family living situated towards the East end of Barry close to Old Cadoston within easy access of all local amenities including public transport providing links to Cardiff, Bridgend and Newport. The property benefits from far reaching views of the Bristol Chanel to the rear and Park views to front. Accommodation briefly comprising; Entrance Hallway, Lounge, Snug and Shower room to the ground floor. Kitchen and Dining Room to the lower ground level. Three bedrooms and family bathroom to the first floor. Master bedroom to the second floor.

The property also benefits from larger than average tiered garden, garage and shared driveway providing off road parking. EPC rating- TBC

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## ACCOMMODATION

### ENTRANCE

Via UPVC double glazed door with obscure glass panels leading into;

### HALLWAY

UPVC double glazed window to the side elevation. Smoke detector. Coving to ceiling. Wall mounted heating thermostat. Built in cupboard housing consumer unit and electric meter. Fitted carpet to stairs, rising to first floor landing. Radiator. Internet, telephone and power points. Doors off to all rooms. Exposed wooden floorboards. Door leading to stairs descending to lower ground floor.

### LOUNGE

15'7" x 13'4" approx

UPVC double glazed bay window to front elevation. Coving to ceiling. Feature Louis style fire surround with coal effect gas fire in situ set on marble back and hearth. Television aerial. Radiator. Internet, telephone and power points. Exposed wooden floorboards. Archway leading through to;

### SNUG

11'5" x 9'4" approx

Coving to ceiling. Radiator. Power points. Exposed wooden floorboards. UPVC double glazed sliding doors overlooking and leading out to;

### BALCONY

Enjoying far reaching viewing across Dinas Powys, Barry, Bristol channel and Somerset Coastline beyond. Enclosed with wrought iron railings. Laid to decking providing ease of maintenance and ample room for garden furniture.

### DOWNSTAIRS SHOWER ROOM

9'8" x 7'11" approx

UPVC double glazed windows to rear and side elevations. Coving to ceiling. Three piece white suite comprising; shower cubical with wall mounted electric shower in situ, pedestal wash hand basin with twin taps over and low level w/c. Fully tiled to splash back areas and dado height. Built-in storage cupboard. Radiator. Tile effect vinyl flooring.

### LOWER GROUND FLOOR

#### KITCHEN

19'10" x 8'4" approx

UPVC double glazed window and door to rear elevation overlooking the garden. Smoke detector Spotlights to ceiling. Range of modern wall and bass units with granite effect laminate work surface over. Tiled to splash back areas. Stainless steel sink and drainer with mixer tap over. Built in oven with inset four ring induction hob with extractor hood above. Space for upright fridge/freezer. Plumbing for washing machine. Wall mounted Worcester combination boiler operating hot water and central heating. Under stair storage space. Radiator. Power points. Wood effect laminate flooring. Open to;

#### DINING AREA

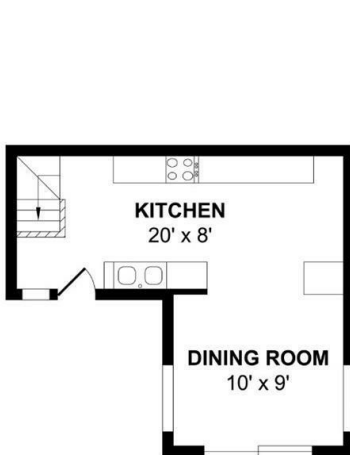
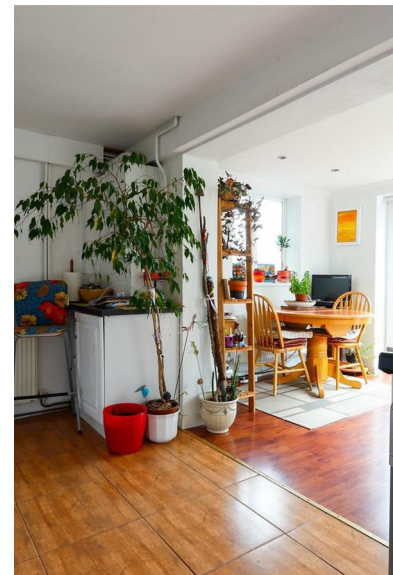
10'3" x 8'6" approx

UPVC double glazed windows to both side elevations. Spotlights to ceiling. Coving to ceiling. Ample room for large family dining suite. Television aerial. Radiator. Power points. Wood effect laminate flooring. UPVC double glazed sliding doors overlooking and leading out to garden.

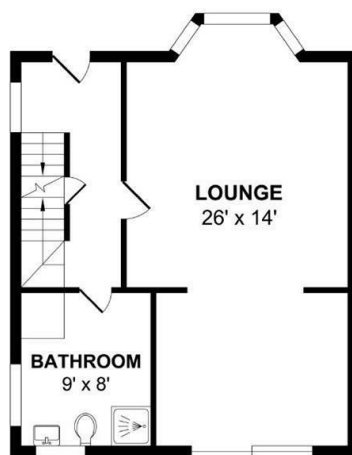




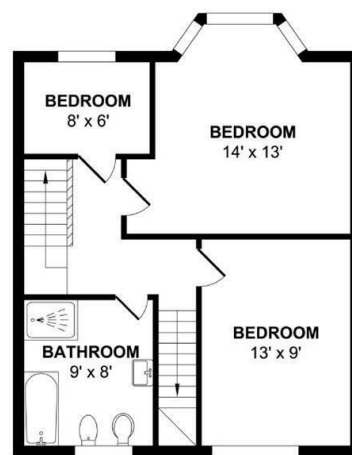
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



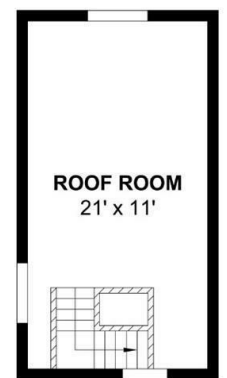
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



ROOF ROOM

BARRY & THE VALE'S HOME FOR

STYLISH SALES  
& LETTINGS



KNIGHTS