



Winston Road, Barry, The Vale Of Glamorgan. CF62 9SZ

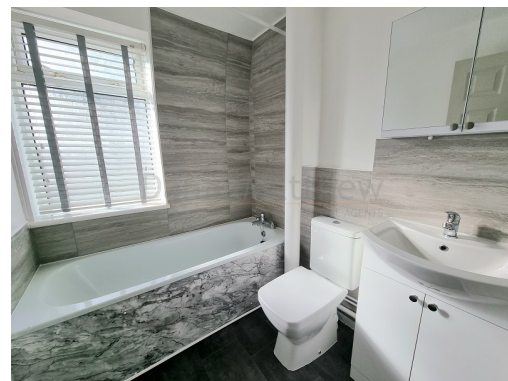
£165,000



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ESTATE AGENTS





**Winston Road, Barry, The Vale Of Glamorgan.  
CF62 9SZ**

**£165,000**

Daniel Matthew Estate Agents are pleased to offer for sale this well presented, recently refurbished mid terrace property situated in the popular sought after location of Colcot. Property comprises lounge and kitchen/dining room, to the first floor two double bedrooms and bathroom. Further benefits are front and rear garden, full re-wire throughout, close to popular school catchment, within easy access to the M4 corridor, Cardiff, Rhoose, Penarth and Wenvoe. Ideal for





### Lounge (12' 8" x 11' 6") or (3.85m x 3.51m)

Enter via a white UPVC double glazed door which leads into the lounge, UPVC double glazed window to front aspect, plain ceiling, plain walls, wood effect laminate flooring, radiator, stairs leading to first floor, under stairs storage cupboard which houses consumer unit, door leading into kitchen/dining room.

### Kitchen / Dining Room (11' 6" x 9' 11") or (3.51m x 3.01m)

Two UPVC double glazed windows to rear aspect, a white UPVC double glazed door leading to enclosed rear garden, plain ceiling, plain walls, wood effect laminate flooring, a range of matching wall and base units with complimentary worksurfaces, stainless steel sink with drainer and mixer tap, space for fridge/freezer, washing machine and electric oven, extractor fan, wall mounted combination boiler, radiator.

### Landing

Plain ceiling, plain walls, newly fitted grey carpet, loft access, doors leading to two bedrooms and bathroom.

### Bedroom One (12' 11" x 11' 6") or (3.94m x 3.51m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, newly fitted grey carpet, radiator.

### Bedroom Two (10' 2" x 10' 0") or (3.11m x 3.04m)

UPVC double glazed window to rear aspect, plain ceiling, plain walls, newly fitted grey carpets, radiator, storage cupboard.

### Bathroom (6' 6" x 5' 4") or (1.97m x 1.62m)

UPVC double glazed window to rear aspect, plain ceiling, part plain part tiled walls, vinyl flooring, three piece white suite comprising low level WC, pedestal wash hand basin inset into a vanity unit, panelled bath with mixer tap, radiator.

### Outside

Stone steps leading down to rear garden, raised paved patio area, permanent storage shed, laid to lawn, fenced boundaries.

### Services

This property has the following services: Mains electricity, mains water, mains gas, mains drainage

### Tenure

The resale tenure for this property is Freehold

### Council Tax

The council tax for this property is band B





## Ground Floor

Approx. 24.1 sq. metres (258.9 sq. feet)




## First Floor

Approx. 23.3 sq. metres (251.2 sq. feet)

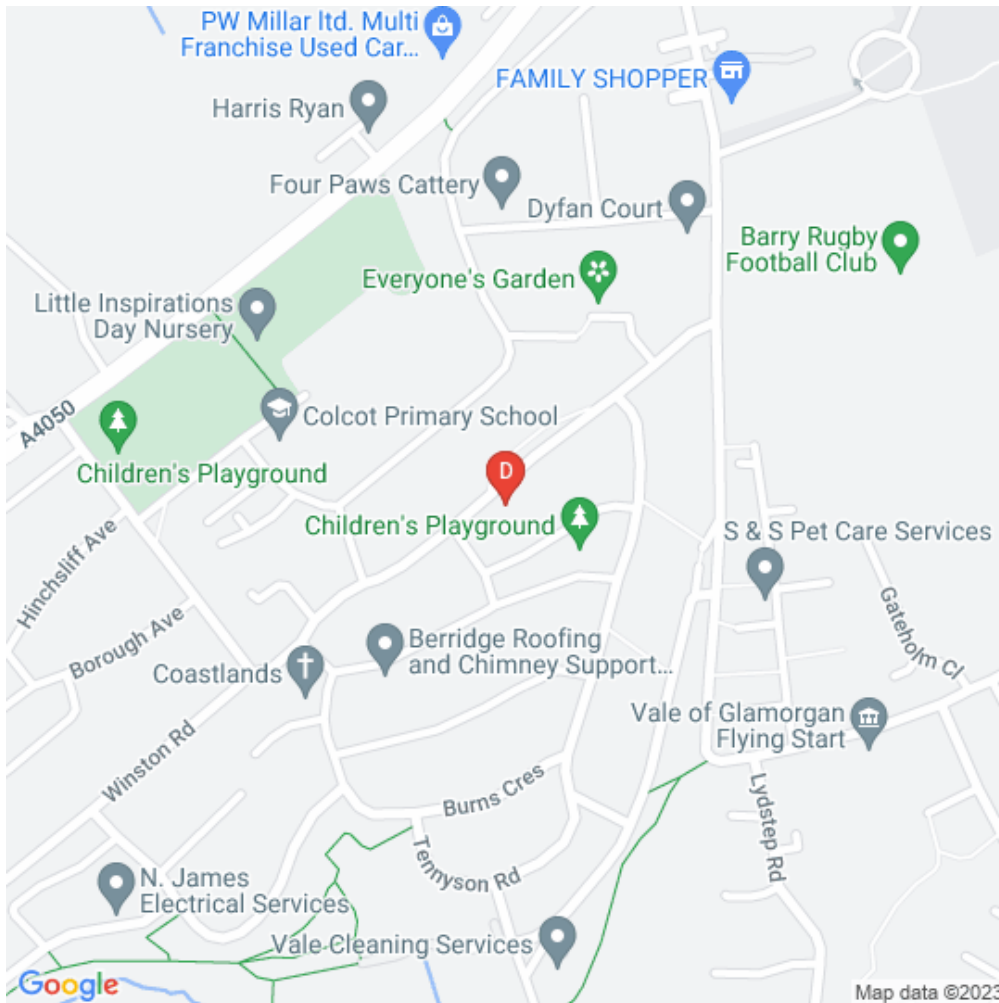


Total area: approx. 47.4 sq. metres (510.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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