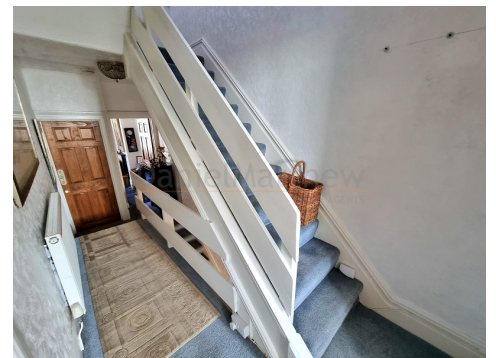
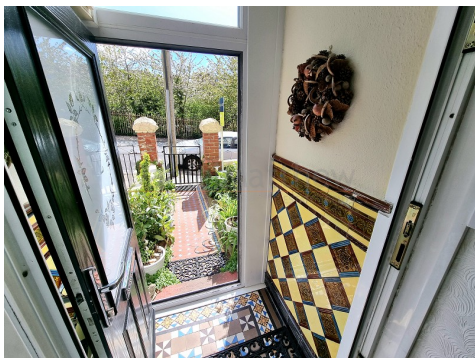




Plymouth Road, Barry

£375,000



Daniel Matthew Estate Agents
14 High Street, Barry. CF62 7EA
01446 502 806

DanielMatthew
ESTATE AGENTS



Plymouth Road, Barry £375,000

Daniel Matthew are delighted to offer to the market this beautiful Victorian mid terrace property, ideal for dual living, within walking distance to Barry Island Seaside Resort with its golden sandy beaches. Property comprises to the ground floor, porch, hallway, inner hallway, three receptions with the option to use these as bedrooms/offices, shower room and utility. To the first floor, Lounge, kitchen, bedroom and shower room. To the second floor three double bedrooms. Further benefits are front garden and two separate rear courtyard gardens, within walking distance to local amenities. Easy access to Cardiff City Centre and M4 corridor. Call

Entrance Porch

Enter via composite door into porch, original Victorian tiled flooring and walls. UPVC door leading into hallway.

Hallway

Artexed ceiling, papered walls, continuation of Victorian original flooring, stairs leading to first floor, detailed architrave, radiator, door to ground floor.

Landing

Artexed ceiling, papered walls, fitted carpet, staircase leading to second floor, radiator, doors leading into:-

Lounge (19' 01" x 16' 0") or (5.82m x 4.88m)

UPVC double glazed bay window to front aspect, UPVC double glazed window to front aspect, papered ceiling with coving and ceiling rose, papered walls and dado rail, wood effect vinyl flooring, radiator, feature fireplace.

Kitchen (12' 09" x 12' 07") or (3.89m x 3.84m)

UPVC double glazed window to rear aspect, polystyrene tiled ceiling, plain walls, tiled splashback, wood effect vinyl flooring, a range of matching wall and base units with complimentary work surfaces, composite sink with drainer and mixer tap, gas freestanding cooker and hob to remain, space for fridge/freezer, washing machine to remain, space for under counter fridge/freezer.

Bedroom One (12' 08" x 13' 01") or (3.86m x 3.99m)

UPVC double glazed door leading to rear garden, UPVC double glazed window to rear aspect, artexed ceiling, papered walls, vinyl flooring, radiator, wall mounted combination boiler.

Shower Room (8' 08" x 7' 02") or (2.64m x 2.18m)

Two UPVC double glazed obscured windows to side aspect, plain ceiling, partially plain and tiled walls, vinyl flooring, three piece white suite comprising low level WC, pedestal wash hand basin and shower cubicle with mains overhead shower, cast iron radiator.

Second Floor Landing

UPVC double glazed stained glass window to rear aspect, artexed ceiling, papered walls, fitted carpet, door leading into:-

Bedroom Two (10' 03" x 16' 03") or (3.12m x 4.95m)

UPVC double glazed window to front aspect, artexed ceiling, papered walls, fitted carpet, feature fireplace, radiator.

Bedroom Three (13' 04" x 9' 11") or (4.06m x 3.02m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, one featured papered wall, fitted carpet, loft access.

Bedroom Four (10' 10" x 12' 10") or (3.30m x 3.91m)

UPVC double glazed window to rear aspect, artexed ceiling, plain walls, fitted carpet, radiator, feature fire place.

Inner Hallway

Door leading from hallway into inner hallway, Ideal for dual living, plain ceiling with spot lights, plain walls, wood effect vinyl flooring, doors leading into:-

Reception Room (12' 03" x 6' 09") or (3.73m x 2.06m)

UPVC double glazed window to side aspect, plain ceiling, plain walls, newly fitted carpet, radiator, electric wall mounted fire place, door leading into Utility.

Reception Room/Bedroom (14' 06" x 16' 0") or (4.42m x 4.88m)

UPVC double glazed bay window to front aspect, plain ceiling, plain walls, fitted carpet, feature fireplace, radiator, ideal room which can be used as a bedroom/reception room.



Utility Room (12' 03" x 6' 09") or (3.73m x 2.06m)

UPVC double glazed window to rear aspect, UPVC double glazed door leading to rear garden, plain ceiling, plain walls, wood effect vinyl flooring, a range of matching wall and base units with complimentary work surfaces, composite sink with drainer and mixer tap, space for under counter fridge, radiator, wall mounted combination boiler,

Shower Room (9' 0" x 6' 10") or (2.74m x 2.08m)

UPVC double glazed obscured window to rear aspect, panelled ceiling, panelled walls, wood effect laminate flooring, extractor fan, three piece white suite comprising low level WC, floating wash hand basin inset into vanity unit, shower tray with over head mains shower, heated towel rail.

Reception Room Three (9' 0" x 12' 06") or (2.74m x 3.81m)

Plain ceiling, plain walls, fitted carpet, radiator.

Outside

Front - Low level walls, with pathway leading to front door, mature shrubs and plants.

Rear - Enclosed courtyard garden, patio area, mature shrubs and plants, decked pathway leading to bedroom one.

Rear Garden

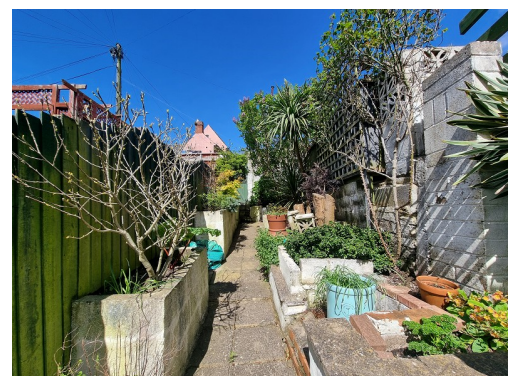
Brick and fenced boundaries, patio, mature shrubs and plants.

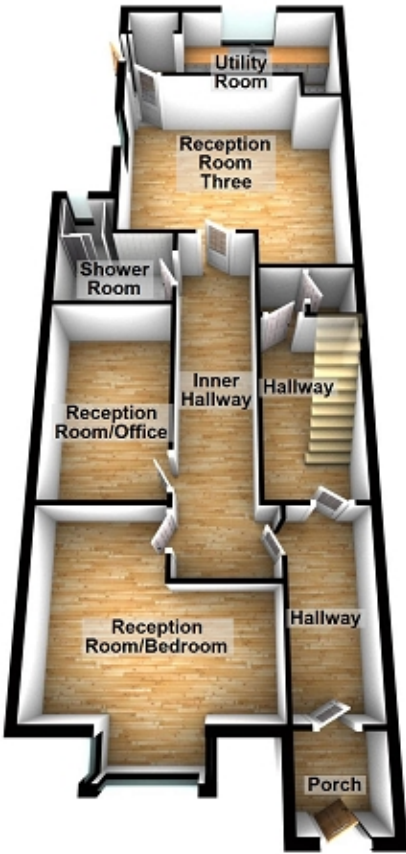
Services


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

Tenure

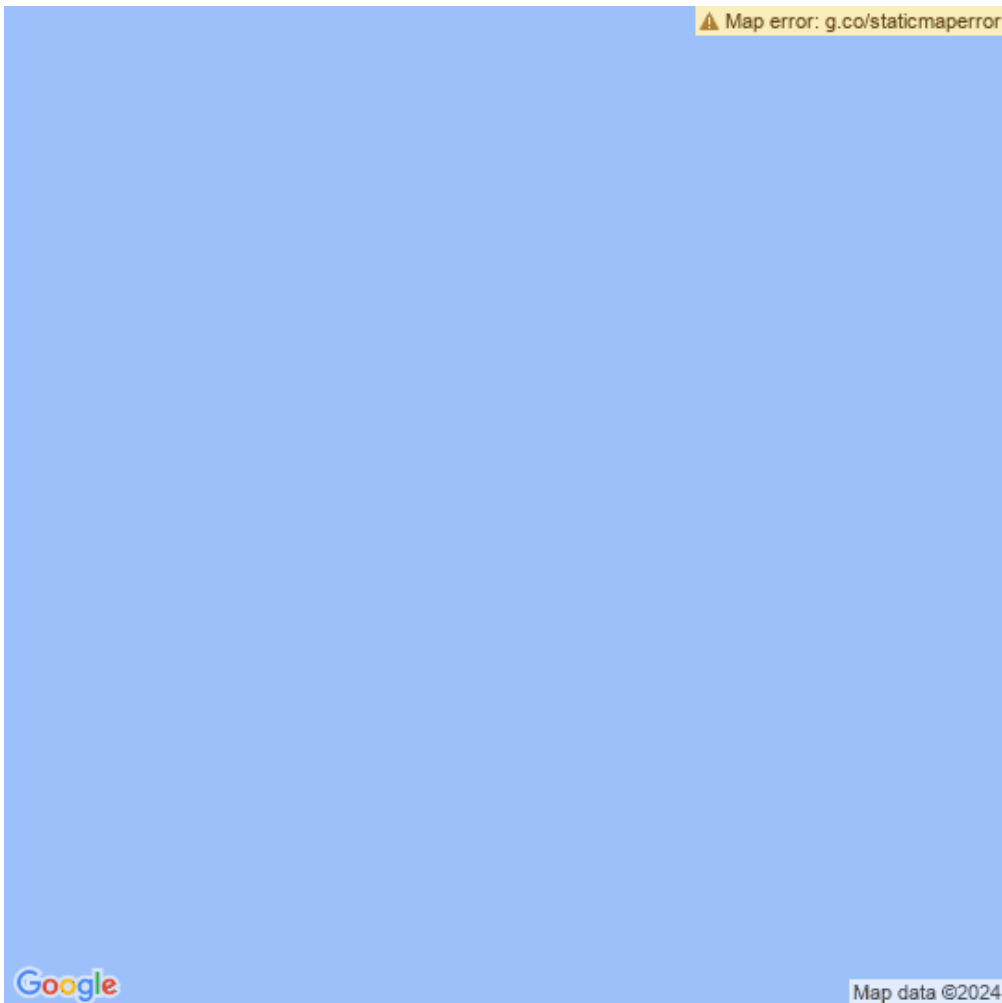
The resale tenure for this property is Freehold





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	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.



Daniel Matthew Estate Agents
 14 High Street
 Barry
 CF62 7EA
 01446 502 806
 barry@danielmatthew.co.uk