

9 Hillary Rise
Barry
The Vale Of Glamorgan
CF63 3HZ

£175,000



- IN NEED OF REFURBISHMENT
- THREE DOUBLE BEDROOMS
- BAY FRONTED
- ENCLOSED GARDEN
- CLOSE TO AMENITIES
- CLOSE TO PUBLIC TRANSPORT
- PARTIAL DOUBLE GLAZING
- GAS CENTRAL HEATING
- NO ONGOING CHAIN
- INVESTMENT OPPORTUNITY

Ref: PRB10314

Viewing Instructions: Strictly By Appointment Only



General Description

IN NEED OF REFURBISHMENT Daniel Matthew estate agents are pleased to offer for market this much loved bay fronted family home. Briefly comprising of hallway, lounge, family room dining room, kitchen and pantry to first floor. Landing, three bedrooms and a family bathroom to the first floor. Benefiting from partial double glazing, gas central heating and an enclosed rear garden Situated in the Cadoxton area of Barry close to all local amenities including shops and public transport offering easy access into Cardiff city centre. Ideal property for investors. To book to view call 01446 502806.

Accommodation

Entrance

Enter through timber door with glazed panels. Tiled flooring. Wall mounted cupboard housing electric meter and consumer unit. Glazed door into hallway. Fitted carpet, radiator. Staircase rising to first floor with fitted carpet spindled balustrade with original newel post. and a stair lift which is to remain. Doors into:-



Lounge (12' 07" x 13' 10") or (3.84m x 4.22m)

Fitted carpet, neutral decor. Tiled fireplace with coal effect gas fire. Radiator. Bay window to front elevation. Coved and papered ceiling with pendant light fitting.



Family Room (10' 06" x 11' 04") or (3.20m x 3.45m)

Fitted carpet neutral walls. Tiled fireplace. Original display cupboard with glazed doors. UPVC French door giving access to rear garden.



Dining Room (11' 03" x 10' 06") or (3.43m x 3.20m)

Fitted carpet, radiator. Brick built fireplace with coal effect gas fire. Under stairs storage cupboard. Window to side. Built in cupboard with shelving.



Kitchen (6' 0" Max x 10' 05" Max) or (1.83m Max x 3.18m Max)

Vinyl tile flooring. A range of base and eye level units with complementing work surfaces. Inset single drainer sink with mixer tap over. Built in oven and four ring gas burner hob with extractor fan over. spaces for washing machine and fridge. Window to side. Glazed door giving rear access. Doorway into :-



Pantry (3' 06" x 5' 06") or (1.07m x 1.68m)

Double power point with space for a fridge/freezer. Obscure window to rear.



Landing

Fitted carpet, spindled balustrade. Neutral decor. Doors into :-



Bedroom One (11' 06" x 14' 06" Max) or (3.51m x 4.42m Max)

Fitted carpet, two windows to front elevation. Built in cupboard. two built in wardrobes. Radiator.



Bedroom Two (10' 06" x 11' 04") or (3.20m x 3.45m)

Fitted carpet, double glazed window to rear. Built in cupboard with Louvre door.



Bedroom Three (13' 09" x 10' 06") or (4.19m x 3.20m)

Fitted carpet. A range of built in wardrobes with Louvre doors. One houses the hot water tank. Radiator. Ceiling with loft access.



Shower Room (5' 01" x 6' 10") or (1.55m x 2.08m)

Fitted carpet. A three piece suite comprising of low level WC, pedestal wash hand basin. shaped shower cubicle with electric shower over. Half tiled walls. Aqua style boarding to shower wall. Obscure window to rear.



Garden

The front has an enclosed forecourt with brick built wall and wrought iron gate. The rear garden is enclosed and is low maintenance. Gate giving rear access. The garden does back on to an elevated train line.



Workshop

Block built structure with timber door giving access. Window over looking the garden.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: D57

Tenure

We are informed that the tenure is Freehold

Length of lease: .

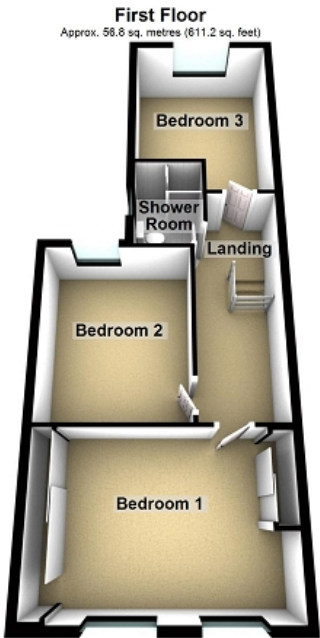
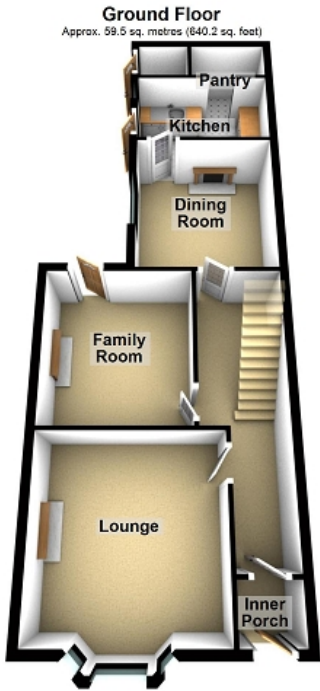
Ground Rent

Service Charge

Council Tax

Band Not Specified

Deposit: £0.00



Total area: approx. 116.3 sq. metres (1251.4 sq. feet)

Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.

