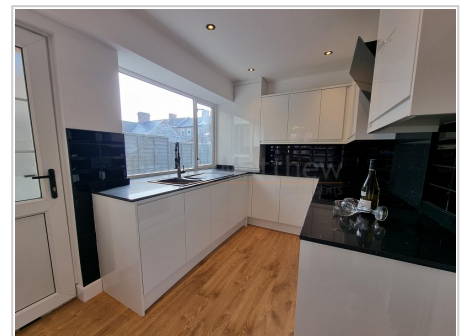


94 Queen Street
Barry
The Vale Of Glamorgan
CF62 7EE

£235,000



- SHOW HOME PRESENTATION
- RENOVATED INTERNALLY
- TWO DOUBLE BEDROOMS
- NEW FITTED KITCHEN
- NEW FITTED BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZED
- CLOSE TO AMENITIES
- CLOSE TO PUBLIC TRANSPORT
- NO ONGOING CHAIN

Ref: PRB10348

Viewing Instructions: Strictly By Appointment Only

General Description

WEST END LOCATION. Daniel Matthew are pleased to offer to market this renovated flush fronted terraced property comprising of hallway, lounge/dining room and kitchen to the ground floor. Landing, two double bedrooms and a family bathroom. Benefiting from double glazing gas central heating, new flooring throughout and an enclosed low maintenance southerly facing rear garden. Situated behind the main High street with all local amenities including shops and public transport. A short distance to the Good sheds urban high street with its eateries, bars and boutique train carriage shops. Barry Island is only one train stop away with its beautiful golden sandy beaches. Viewing's are highly recommended to fully appreciate. Call 01446 502806 to book an appointment.

Accommodation



Hallway



Lounge/Diner (12' 08" Max x 24' 04" Max) or (3.86m Max x 7.42m Max)

A dual aspect room with double glazed windows to both front and rear. Fitted blinds Two tall modern matt black radiators. Flat plastered walls and ceiling. Laminate flooring Two matching five bulb light fittings. Two matching fireplaces with ethanol fires. Oak door giving access into :-



Kitchen (11' 09" Max x 7' 03" Max) or (3.58m Max x 2.21m Max)

A newly fitted kitchen with a range of base and eye level units with High gloss white doors and complementing black sparkle granite work surfaces. Integrated washing machine and fridge. Built in oven and hob with Black glass extractor fan. Black metro style tiling. Window to side. Laminate flooring. Under stairs storage cupboard housing freezer. Half glazed door giving access to rear garden.



Landing

Fitted carpet. Glass balustrade. Loft access. No ladder not boarded. Oak doors into :-



Bedroom One (11' 10" Max x 16' 01" Max) or (3.61m Max x 4.90m Max)

Newly fitted carpet, Matt black radiator. Two windows to front elevation. Fitted blinds. Three bulb matt black light fitting. Flat plastered walls and ceiling. Neutral decor.



Bedroom Two (10' 03" Max x 11' 06" Max) or (3.12m Max x 3.51m Max)

Newly fitted carpet, flat plastered walls and ceiling. Matt black radiator. Window to rear. Fitted blinds. Matt black two bulb light fitting.



Bathroom (11' 05" Max x 7' 06" Max) or (3.48m Max x 2.29m Max)

A newly fitted bathroom suite in white with Matt black fittings. Comprising of a concealed back WC, wash hand basin inset into a vanity unit. A ball and claw footed roll top bath with free standing mixer tap and a large square shower cubicle with shower over. Obscure window to side. Fitted blinds. Matt black heated towel rail. Flat plastered ceiling with recessed lighting.



Garden

An enclosed southerly facing rear garden which is mainly laid to artificial lawn. Enclosed by wooden fence panels. Gate giving rear lane access.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: C70

Tenure

We are informed that the tenure is Freehold

Length of lease: .

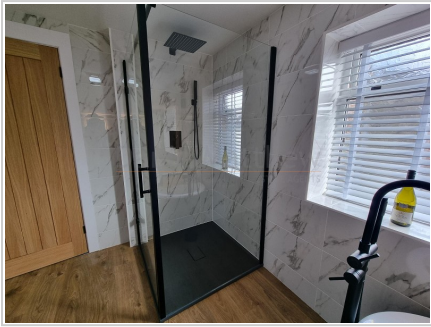
Ground Rent

Service Charge

Council Tax

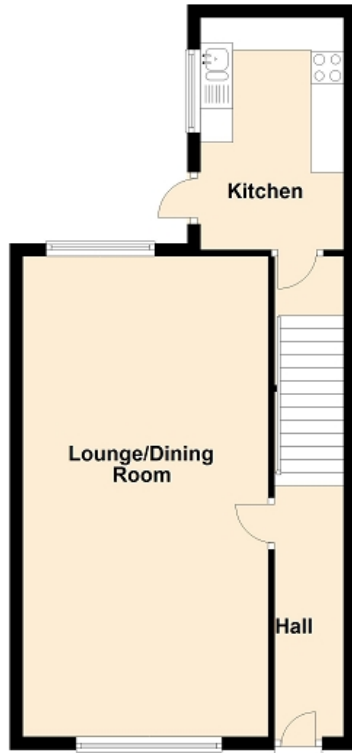
Band Not Specified

Deposit: £0.00



Ground Floor

Approx. 44.7 sq. metres (481.0 sq. feet)



First Floor

Approx. 43.2 sq. metres (464.8 sq. feet)



Total area: approx. 87.9 sq. metres (945.8 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.