



COURT NEWTON
BARRY CF63 1XR

£169,950



TERRACED HOUSE



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MGY are delighted to offer to the market this two-bedroom terraced house ideal for first-time buyers and investors. Situated close to all local amenities along with convenient bus routes and walking distance from Cadovton train station and Barry Town Centre. The ground floor comprises of open plan lounge/ kitchen, and to the first floor are two bedrooms and a family bathroom. To the rear is an enclosed garden. Electric Heating. Offered with No Ongoing Chain. Early viewing advised. Tenure - Freehold on Completion. EPC: D

TENURE: FREEHOLD ON COMPLETION

COUNCIL TAX BAND: C

FLOOR AREA APPROX:

VIEWING: STRICTLY BY APPOINTMENT

DESCRIPTION

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LOCATION

Situated near Barry Town Centre with local amenities and public transport nearby.

LOUNGE

16' 2" x 12' 6" (4.95m x 3.82m)

Double glazed window to the front. Fitted carpet. Electric heated radiator.

KITCHEN

12' 2" x 0' 0" (3.73m x 2.22m)

Double glazed window and door to the rear providing access to the garden. Laminate flooring. Fitted kitchen to provide a range of base and wall units incorporating stainless steel sink and drainer with mixer tap over. Four burner electric hob and oven. Breakfast bar of similar finish to work surfaces. Recess and plumbing for appliance.

FIRST FLOOR ACCOMODATION

Carpeted stairs rising to the first floor. Doors to all first-floor rooms. Access to the loft space.

BEDROOM ONE

13' 6" x 9' 3" (4.13m x 2.82m)

Main double bedroom with double glazed window to the front. Fitted carpet. Wall mounted electric storage heater. Mirrored double wardrobes.

BEDROOM TWO

11' 10" x 6' 9" (3.62m x 2.07m)

Double glazed window to the rear. Fitted carpet. Wall mounted electric storage heater.

BATHROOM

Double glazed opaque window to the rear. Suite to comprise paneled bath with shower over, close cistem w.c and wash hand basin. Vinyl flooring.

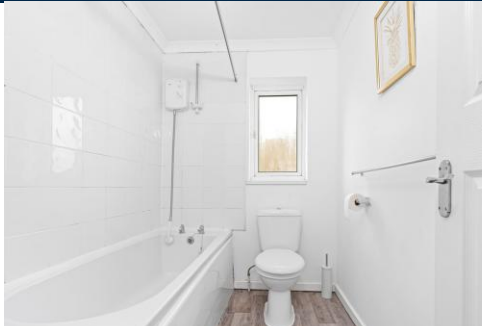
OUTSIDE

To the front: Forecourt.

To the rear: Enclosed rear garden with mature tree and shrubs.



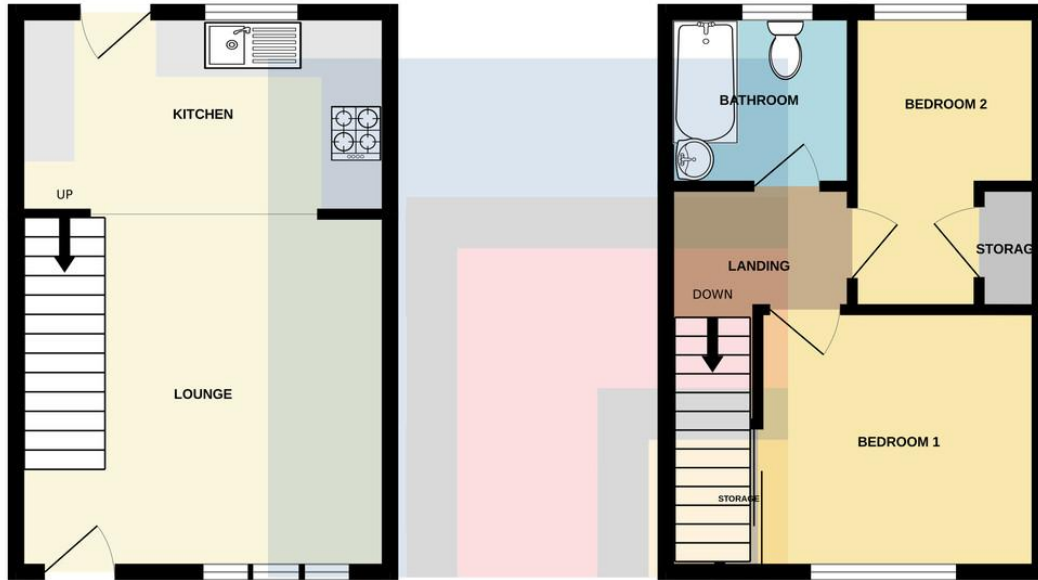
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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

BARRY 01446 744750

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