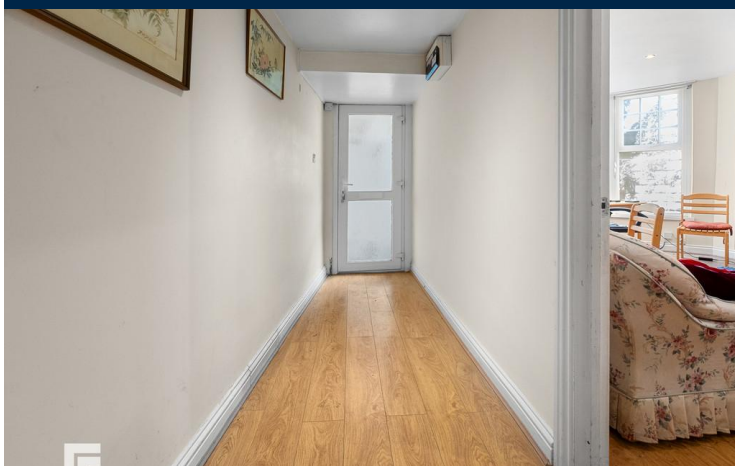




KINGSLAND CRESCENT
BARRY CF63 4JS

£99,995



FLAT



1



1



1



1

NO CHAIN MGY are delighted to offer to the market this IDEAL INVESTMENT OPPORTUNITY Basement Flat with a tenant in situ currently achieving £725pcm. Located close to the town center with convenient travel opportunities and ample amenities. The property briefly comprises: Entrance hallway, Lounge, Spacious double bedroom, Kitchen, Utility room and Bathroom. Access to Communal Garden. EPC: D

TENURE: LEASEHOLD

COUNCIL TAX BAND: A

FLOOR AREA APPROX:

VIEWING: STRICTLY BY APPOINTMENT

DESCRIPTION

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LOCATION

Located close to all amenities including Barry Town Centre. Great Transport links. On road parking available.

ENTRANCE HALL

Enter via double glazed UPVC front door. Laminate flooring. Radiator. Doors to all rooms.

LOUNGE

15' 07" x 14' 07" (4.75m x 4.44m)
UPVC Double glazed bay window to front. Continuation of flooring. Radiator. Spotlights.

BEDROOM

14' 09" x 9' 10" (4.5m x 3m)
Double Bedroom. UPVC double glazed window to rear. Fitted Carpet. Storage housing Boiler. Radiator. Spotlights.

KITCHEN

10' 10" x 10' 01" (3.3m x 3.07m)
Range of wall and base units with high gloss finish and chrome handles. Wood effect laminate worktops. Integrated electric oven, electric four ring hob. Chimney style extractor fan. Integrated sink with mixer tap over. Tiled flooring.

Radiator. Spotlights. Double glazed window to rear. Door to:

UTILITY ROOM

10' 07" x 7' 11" (3.23m x 2.41m)
Wall and base wood effect units with rolled edge laminate worktops. Space and plumbing for appliance. UPVC double glazed door to communal garden. UPVC double glazed window. Radiator. Spotlights. Door to:

BATHROOM

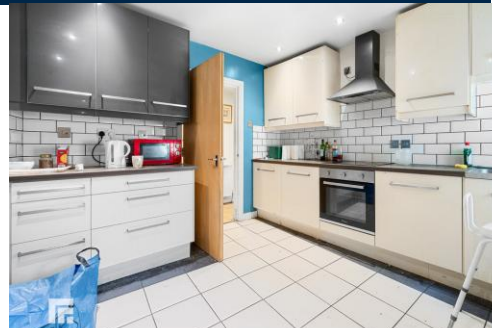
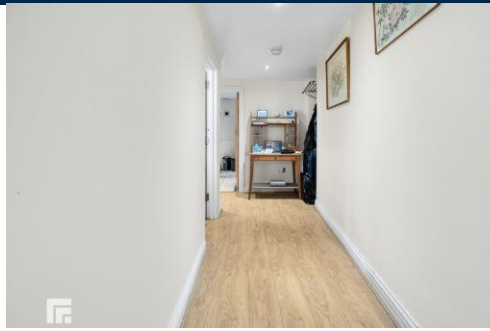
7' x 6' 04" (2.13m x 1.93m)
Fitted with white suite to comprise bath, w.c and sink with mixer tap over. Shower screen. Double glazed opaque window to rear. Vinyl flooring.

OUTSIDE

Shared gate with Steps leading down to entrance. To the rear: Access to Communal Garden

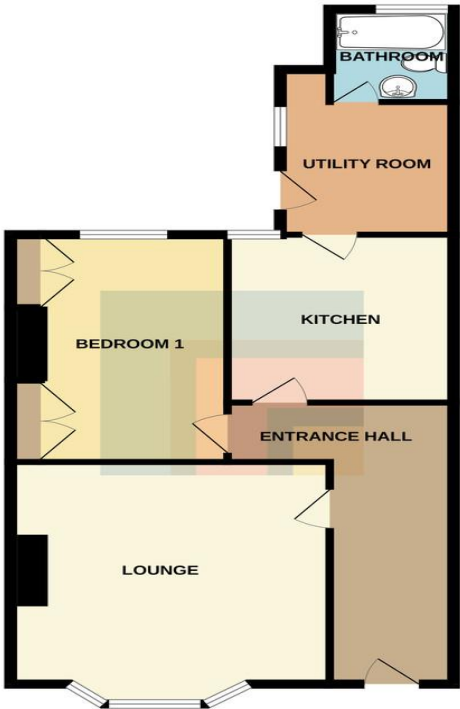


KINGSLAND CRESCENT, BARRY CF63 4JS



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GROUND FLOOR
693 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA - 693 sq.ft. (64.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

BARRY 01446 744750

106 Broad Street, Barry, South Glamorgan, CF62 7AJ



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