

54 Morel Street

Barry, Vale of Glamorgan, CF63 4PL



A renovated and much improved three bedroom terraced house in an excellent location for access to Barry town centre and Waterfront. The property has two reception rooms, kitchen and utility space with separate cloakroom on the ground floor along with the three bedrooms and bathroom above. There is a low maintenance garden to the rear and improvement works include a full re-wire, re-plastering and decoration, new kitchen, bathroom and floor coverings. In excellent condition and ideal for first time buyers, investors and downsizers alike. Viewing advised. EPC: C.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£250,000

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Accommodation

Ground Floor

Porch 3' 3" x 2' 11" (1m x 0.9m)

uPVC double glazed front door. Door to the hall. Tiled floor.

Hall

Laminate flooring throughout which continues into the dining room and kitchen. Central heating radiator. Original cornice and arch. Central heating radiator. Power points. Doors to the sitting room, dining room and kitchen. Original stairs to the first floor with under stair cupboard.

Sitting Room 11' 4" into recess x 13' 7" into bay (3.45m into recess x 4.13m into bay)

An attractive main reception room with uPVC double glazed bay window to the front. Fitted carpet. Original cornice. Feature stone fireplace with electric fire. Central heating radiator. Power points and TV point. Fitted Venetian blinds to the window.

Dining Room 9' 4" into recess x 11' 6" into recess (2.85m into recess x 3.5m into recess)

Laminate floor. uPVC double glazed window to the rear. Central heating radiator. Power points.

Kitchen 10' 5" x 13' 9" into doorway (3.18m x 4.18m into doorway)

A well sized kitchen space with kitchen comprising of wall units, base units, tall larder cupboards and a central island with breakfast bar. White gloss cabinet doors and stone effect laminate work surfaces. Integrated appliances including an electric oven, four burner gas hob, extractor hood, fridge freezer and dishwasher. One and a half bowl composite sink with drainer. Part tiled walls. uPVC double glazed window to side. Central heating radiator. Power points. Open to the utility space at the rear. Laminate floor.

Utility 5' 6" x 5' 8" (1.67m x 1.73m)

Laminate floor. uPVC double glazed window to the side and a door to the rear into the garden. Recessed lights. Utility cupboard with plumbing for washing machine and dryer. Door to the cloakroom. Power points.

Cloakroom 4' 11" x 3' 4" (1.5m x 1.01m)

Laminate floor. WC and wash hand basin. uPVC double glazed window to the rear. Recessed lights.

First Floor

Landing

Fitted carpet to the stairs and landing. Hatch to the loft space. Power points. Doors to all three bedrooms and the bathroom.

Bedroom 1 15' 2" into recess x 10' 10" (4.62m into recess x 3.3m)

Double bedroom across the full width of the front of the property. Fitted carpet. Two uPVC double glazed window - both with Venetian blinds. Power points and TV point. Central heating radiator.

Bedroom 2 9' 4" into recess x 11' 9" into recess (2.84m into recess x 3.57m into recess)

Double bedroom with uPVC double glazed window to the rear. Fitted carpet. Power points. Central heating radiator.

Bedroom 3 10' 6" x 8' 4" into doorway (3.19m x 2.54m into doorway)

A bedroom to rear of the house, of good proportions and currently used as a sitting room and study. Fitted carpet. uPVC double glazed window to the rear. Power points and TV point. Central heating radiator. Built-in cupboard with gas combination boiler.

Bathroom 7' 3" x 5' 9" (2.2m x 1.75m)

This is a re-fitted bathroom with suite comprising a panelled P-shaped bath with mixer shower and glass screen, WC and wash hand basin. Tiled floor and walls. uPVC double glazed window to the side. Extractor fan. Recessed lights. Fitted mirror. Heated towel rail.

Outside

Front

Forecourt laid to stone chippings, with low wall, iron railings and gate.

Rear

An enclosed rear garden laid to natural stone paving. Block walls to all sides and with a gate to the rear into the lane. Central steel pergola with retractable cover. Brick built raised beds. External power points and lights.

Additional Information

Tenure

The property is held on a freehold basis (WA710766).

Council Tax Band

The Council Tax band for this property is C, which equates to a charge of £1,757.08 for the year 2024/25.

Approximate Gross Internal Area

1320 sq ft / 123 sq m.

Utilities

The property is connected to mains electricity, gas, water and sewerage services

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan











