



award winning estate agent

Chris Davies

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## 61 Maes-Y-Cwm Street Barry



**TOWN CENTRE LOCATION; PERIOD TERRACE**

**IN NEED OF REFURBISHMENT**

**3 BEDROOMS; TWO RECEPTION ROOMS**

**UTILITY; FF BATHROOM**

**GCH,UPVC DOUBLE GLAZING**

**NO CHAIN**

**£164,000**

PERIOD TERRACE; TOWN CENTRE; NO CHAIN - This property is offered with no ongoing chain, in need of refurbishment. Accommodation comprises of entrance porch; hallway; lounge; dining room; kitchen and utility. To the first floor there are three bedrooms; bathroom; Outside there is a small forecourt and small rear garden with patio, grass area and shed.

**Tenure** Freehold

**Tax Band** C

**Water Meter**

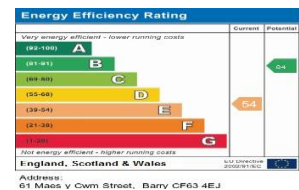
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## GROUND FLOOR

### Entrance Porch

Entrance through UPVC double glazed door with period tiling halfway up the walls. Door leading into Hallway.

### Hallway

A wooden door with glass inserts leading to the hallway and stairs to the first floor. We have pine wood panelling halfway up the walls and also a radiator. Also there is a fuse box and original cornice with balustrade leading to the first floor and plenty of under stairs storage. There are three doors leading to lounge, dining room and kitchen.

### Lounge 13' 0" x 11' 11" (3.96m x 3.63m) (into bay window)

Carpet, two recesses either side of fire place. Bay fronted window to front elevation. Feature fire surround and it also has original coving and ceiling rose. Radiator.

### Dining Room 11' 2" x 9' 10" (3.40m x 2.99m)

Wall mounted fire. Rear aspect window and radiator. Carpeted.

### Kitchen 13' 4" x 10' 3" (4.06m x 3.12m)

Vinyl floor covering, and space for appliances. A number of wall and base units. Radiator. Window to side elevation. Space for a table and chairs. Wall mounted boiler. Door to the utility room.

### Utility Room 10' 10" x 5' 9" (3.30m x 1.75m)

Base and eye level units, with sink unit. Space and plumbing for appliances. Window and door to rear garden.

## FIRST FLOOR

### Landing

Split level carpeted landing with doors leading to the three bedrooms and bathroom

### Bedroom One 13' 5" x 11' 0" (4.09m x 3.35m)

Carpeted. Two windows to front elevation. Fitted wardrobes along one wall. Radiator.

### Bedroom Two 11' 11" x 9' 10" (3.63m x 2.99m)

Carpeted. Window to the back elevation. Radiator. Recesses either side of the chimney breast.

### Bedroom Three 10' 4" x 6' 4" (3.15m x 1.93m)

Window to the rear of the property. Carpeted. Radiator. Loft access.

### Family Bathroom 7' 7" x 5' 6" (2.31m x 1.68m)

White bathroom suite comprising bath, toilet and wash hand basin. Shower over bath. Vinyl flooring and radiator

## OUTSIDE

### Front Garden

Small forecourt with enclosed wall and gate access.

### Rear Garden

A small rear garden with a patio area and steps leading to lawn area and also a large shed, back gate leading to lane access. Also an outside tap.



**HELPFUL INFORMATION** whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.