





9 Amherst Crescent

Barry, Barry

Three bed period terrace located at Barry Island in need of some decor works. Two reception rooms

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- BARRY ISLAND LOCATION
- PERIOD MID TERRACE WITH SOUTHERLY GARDEN
- TWO RECEPTIONS - LOG BURNER
- GROUND AND FIRST FLOOR BATHROOMS
- THREE BEDROOMS
- BASEMENT
- PARTS OF THE PROPERTY REQUIRE WORK
- EPC E53





Entrance

Accessed via uPVC door into porch. Quarry tile flooring and open door access to hall.

Hallway

Laminate effect vinyl floor. Radiator. Stairs to the first floor with under stair storage cupboard. Doors to lounge, shower room and kitchen.

Lounge

13' 9" x 12' 2" (4.20m x 3.70m)

Well presented lounge with front aspect bay window - fitted shutter blinds. Carpeted and with feature log burner on slate hearth. Contemporary upright radiator.

Shower Room

6' 11" x 2' 4" (2.10m x 0.70m)

Recently fitted ground floor shower room. Electric shower and folding shower door, WC with built in wash basin and button flush.

Kitchen

15' 5" x 9' 6" (4.70m x 2.90m)

A range of fitted base units with work surfaces over and one and a half bowl sink unit. Space for cooker and appliances as required. Side aspect window. Tiled effect laminate floor. Door to cupboard which has plumbing for washing machine. Door to dining room and uPVC door to rear garden.



Dining Room

11' 6" x 9' 10" (3.50m x 3.00m)

Second reception room with exposed wood floor and rear aspect window. Radiator.

Landing

Split level landing with exposed wood floor. Doors to bathroom and three bedrooms.

Bathroom

6' 3" x 5' 7" (1.90m x 1.70m)

Bath with shower attachment, WC and pedestal wash basin. Tiled walls. Opaque window to side. Radiator.



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Bedroom One

16' 1" x 11' 6" (4.90m x 3.50m)

Double bedroom with two front aspect windows and exposed wood floor. Radiator.

Bedroom Two

11' 10" x 10' 2" (3.60m x 3.10m)

Carpeted double bedroom with rear aspect window and radiator.

Bedroom Three

10' 6" x 9' 6" (3.20m x 2.90m)

Carpeted double bedroom with rear aspect window and radiator. Cupboard housing the combi boiler.

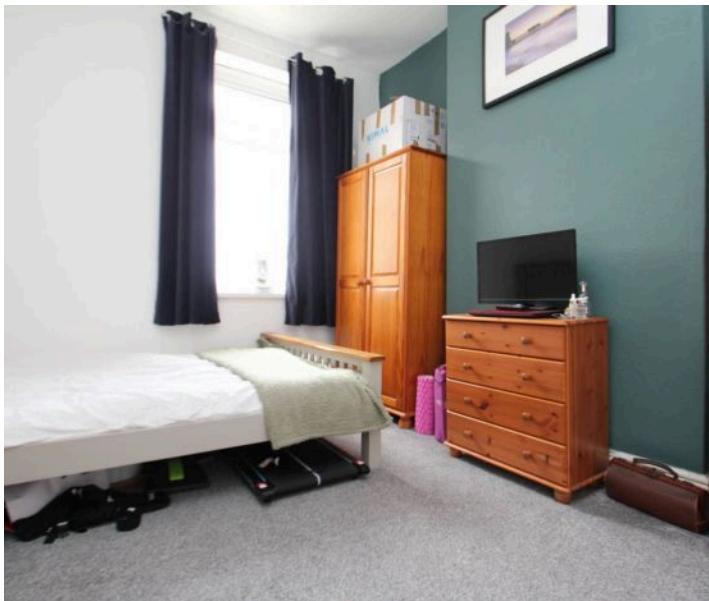
Basement

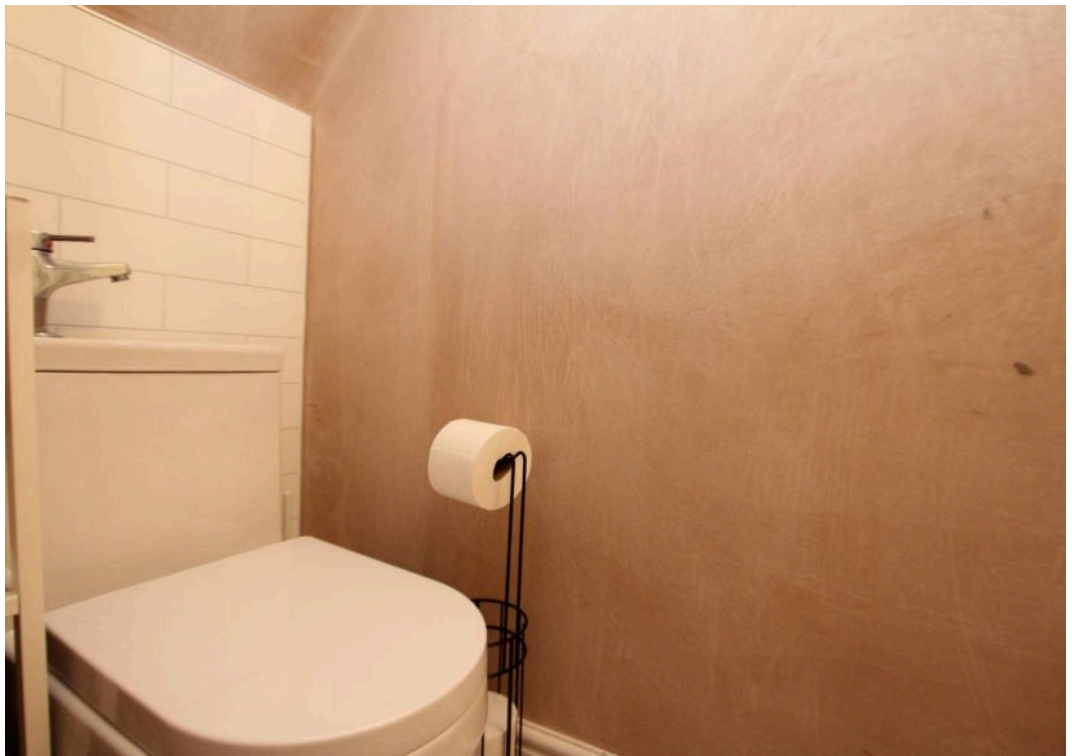
14' 5" x 9' 2" (4.40m x 2.80m)

Handy storage room which could be converted if required. Power and lighting. Two windows.

Rear Garden

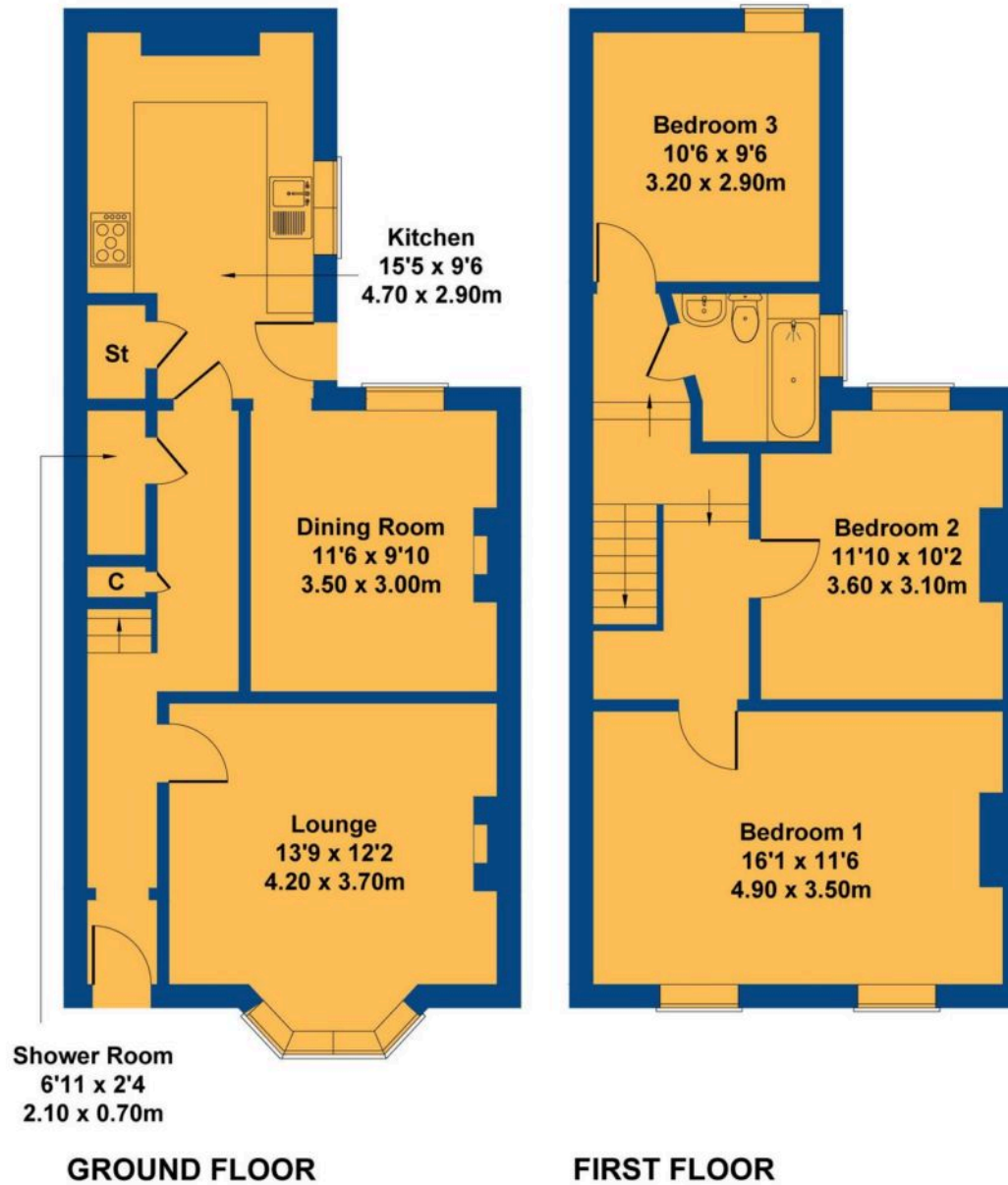
Enclosed low maintenance garden accessed via steps. Paving which leads to a level deck and then further steps down to the rear gate and lane access. uPVC door gives access to the basement room.





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Approximate Gross Internal Area
1141 sq ft - 106 sq m



Not to Scale. Produced by The Plan Portal 2025
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