





19 Clement Place

Barry, Barry

A VERY RARE opportunity to own a spacious semi detached property in the sought after Knap area of Barry. Situated in a no through road, off the parade and offered for sale with NO ONGOING CHAIN. Accommodation comprises entrance hall, large lounge diner with bay window, a modern shower room, large dining room, kitchen and fantastic sun room. The first floor has a further modern shower room plus three bedrooms. The gardens are low maintenance and the rear is a Southerly aspect.

This property has been well maintained and well presented throughout.

Located within walking distance to the Knap, beaches and Country parks of Barry, cafe's shopping centres and the rail station.

Council Tax band: E Tenure: Freehold

EPC Energy Efficiency Rating: D EPC Environmental Impact Rating: E

- NO ONWARD CHAIN
- QUIET CUL DE SAC SET OFF THE PARADE - Knap LOCATION!!!!
- TWO RECEPTIONS ROOMS PLUS BEAUTIFUL SUN ROOM
- THREE BEDROOMS
- GROUND AND FIRST FLOOR MODERN SHOWER ROOMS
- SOUTHERLY ASPECT GARDEN
- EPC D56





Entrance Hall

Accessed via covered storm porch and part glazed uPVC door. Carpeted hall with stairs to first floor and radiator. Recess for coat storage. Doors to lounge, shower room and dining room.

Lounge Diner

22' 4" x 14' 1" (6.80m x 4.30m)

A carpeted reception room with two front aspect windows (one bay) and two radiators. Fire place and picture rail detail. Measurements taken into bay.

Dining Room

13' 9" x 12' 6" (4.20m x 3.80m)

A second carpeted and spacious reception room with picture rail detail and radiator. Door to kitchen. Under stair storage. Sash style windows and open door access to sun room.

Kitchen

10' 2" x 8' 2" (3.10m x 2.50m)

Modern kitchen with a range of fitted eye level and base units plus complementing work surfaces over. One and a half bowl polycarbonate sink unit. Concealed Baxi boiler. Inset electric hob, cooker hood over and double waist level oven. Space for tall fridge freezer. Laminate effect vinyl floor. Open door access and square opening to sun room.

Sun Room

21' 0" x 7' 3" (6.40m x 2.20m)

A fantastic third reception room with plenty of natural light coming in. Two Velux windows plus two uPVC windows and door to the rear garden. Radiator.

Shower Room

6' 7" x 4' 3" (2.00m x 1.30m)

A modern shower room with cubicle (sliding glass screen) and electric inset shower, WC with button flush and corner wash basin with vanity cupboard under. Fully tiled. Inset ceiling lights. Tiled floor and side aspect window.

Landing

Carpeted landing with Velux window and doors to





Tiled floor and side aspect window.

Landing

Carpeted landing with Velux window and doors to three bedrooms, shower room and airing cupboard.

Bedroom One

12' 6" x 9' 2" (3.80m x 2.80m)

Carpeted double bedroom with side aspect window, radiator and a range of fitted cupboards and drawers.

Bedroom Two

14' 9" x 7' 10" (4.50m x 2.40m)

Carpeted double bedroom with rear aspect window and radiator.

Bedroom Three

12' 2" x 6' 11" (3.70m x 2.10m)

Carpeted bedroom with front aspect window and radiator. Store cupboard to eaves.

Shower Room

7' 10" x 6' 7" (2.40m x 2.00m)

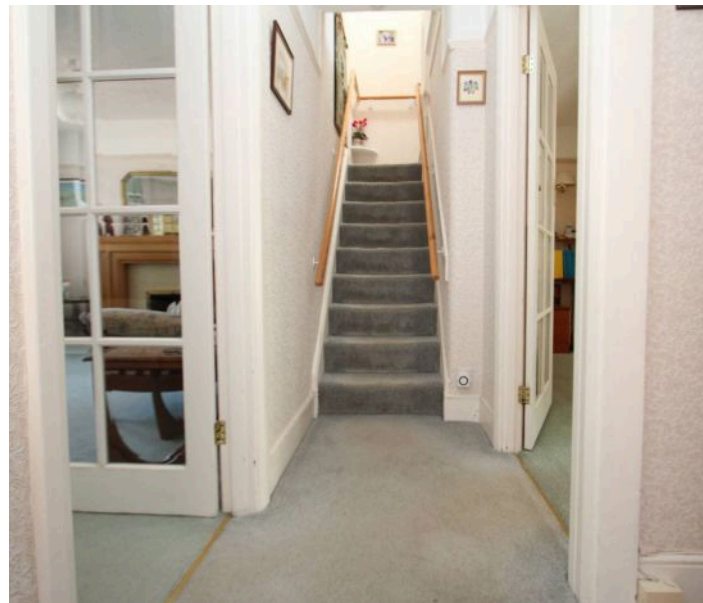
A second modern shower room comprising walk in shower with thermostatic shower inset, close coupled WC with button flush and wash basin with vanity cupboard under. Partial tiled walls and uPVC splash backs in the shower area. Ladder heated towel rail. Side aspect window. Laminate effect vinyl floor.

Garden Low maintenance front garden with chippings and established shrubs. Pathway leads to the side and rear of the property.

Rear Garden An enclosed, Southerly aspect garden of low maintenance. Comprising patio areas, shed and stone chippings with established shrubs. Water tap. Gate to side / front.

Agent Note

Probate not yet granted.









Chris Davies Estate Agents

Chris Davies Estate Agents, 24 High Street – CF62 7EA

01446 700007

barry@chris-davies.co.uk

www.chris-davies.co.uk/

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.