



53 Palmerston Road
Barry, Vale of Glamorgan, CF63 2NR

Watts
& Morgan



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£175,000 Freehold

3 Bedrooms | 1 Bathroom | 2 Reception Rooms

A three bedroom, plus a loft room, mid-terraced family home conveniently located to local amenities, transport links, Cardiff City Centre and the M4 Motorway. The accommodation briefly comprises; porch, entrance hall, living room, dining room, kitchen. First floor landing, three double bedrooms and a family bathroom. Second floor loft room. Externally the property benefits from a low maintenance rear garden and a large workshop with electrical connections. Being sold with no onward chain. EPC rating 'TBC'.

Directions

Cardiff City Centre – 7.0 miles

M4 Motorway – 7.5 miles

Your local office: Penarth

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Summary of Accommodation

Ground Floor

Entered via a partially glazed uPVC door into a porch benefiting from tiled flooring and partially clad walls, an opening leads into a hallway benefiting from partially clad walls and laminate wood flooring.

The sitting room benefits from laminate wood flooring, a central feature fireplace and a uPVC double glazed window to the front elevation.

The dining room enjoys continuation of laminate wood flooring, a carpeted staircase leading to the first floor with understairs storage and a uPVC double glazed window to the rear elevation.

The kitchen has been fitted with a range of wall and base units with roll top laminate work surfaces. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from wood clad walls, recessed ceiling spotlights, a stainless steel sink, a wall mounted 'Main' combi boiler, two uPVC double glazed windows to the front and side elevations and a partially glazed uPVC door providing access to the rear garden.

First Floor

The split level first floor landing benefits from carpeted flooring and a carpeted staircase leading to the loft room.

Bedroom one is a spacious double bedroom benefiting from carpeted flooring and two uPVC double glazed windows to the front elevation.

Bedroom two is a double bedroom enjoying laminate wood flooring, a recessed storage cupboard and a uPVC double glazed window to the rear elevation.

Bedroom three is a double bedroom and benefits from laminate wood flooring and a uPVC double glazed window to the side elevation.

The family bathroom has been fitted with a 3-piece white suite comprising; a panelled bath with an electric shower over, a wash-hand basin set within a vanity unit and a WC. The bathroom further benefits from laminate wood flooring, tiled walls, a wall mounted towel radiator and an obscure uPVC double glazed window to the side elevation.

Second Floor

The loft room is a versatile space enjoying carpeted flooring, ample access to eaves storage and a double glazed roof light.

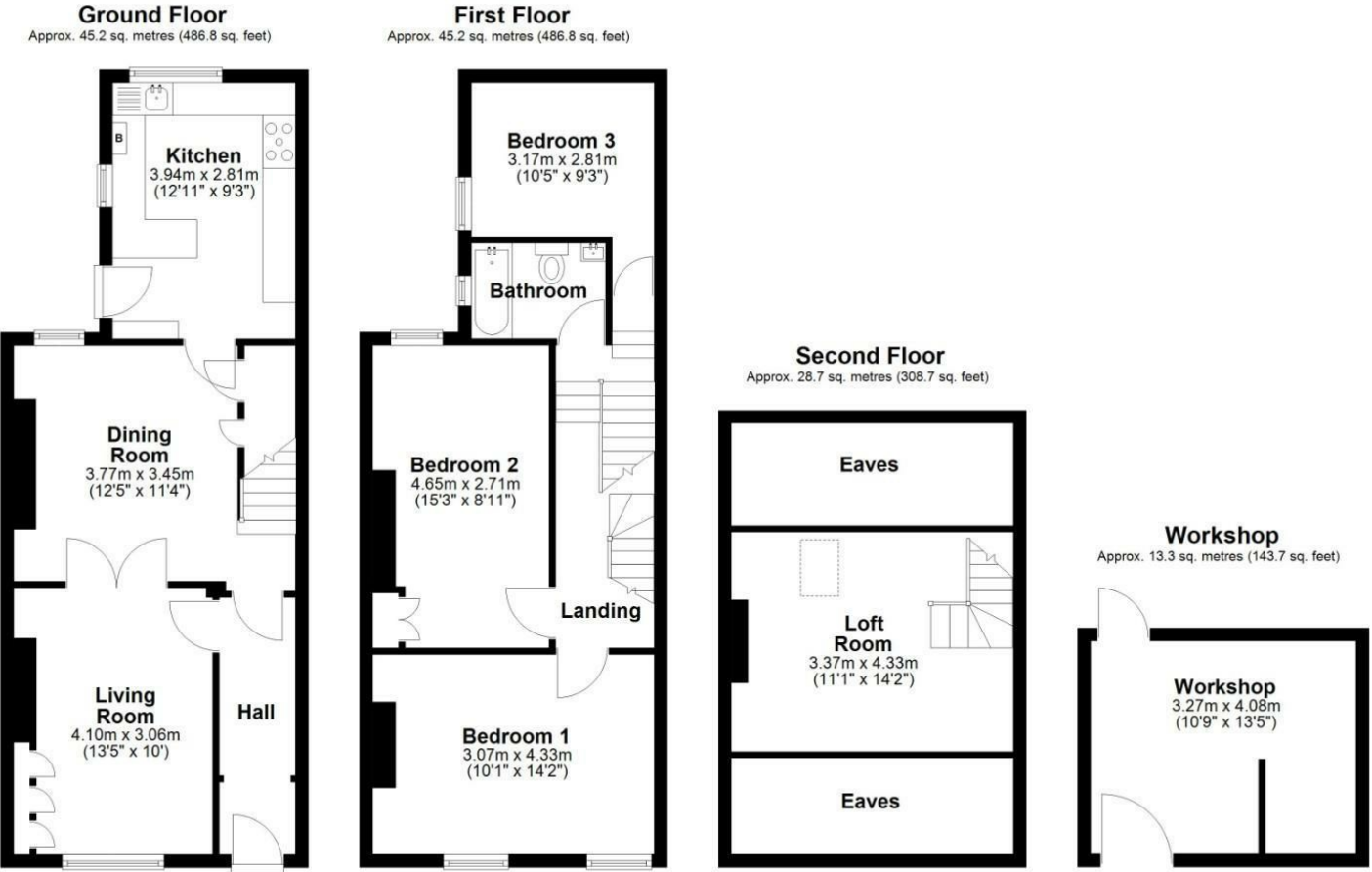


Garden & Grounds

53 Palmerston Road benefits from a low maintenance rear garden predominantly laid with decking, providing ample space for outdoor entertaining and dining. The rear garden further benefits from a large wooden workshop with full electrical connections and rear lane access.

Additional Information

All mains services connected.
Freehold.
Council tax band 'C'.



Total area: approx. 132.5 sq. metres (1426.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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