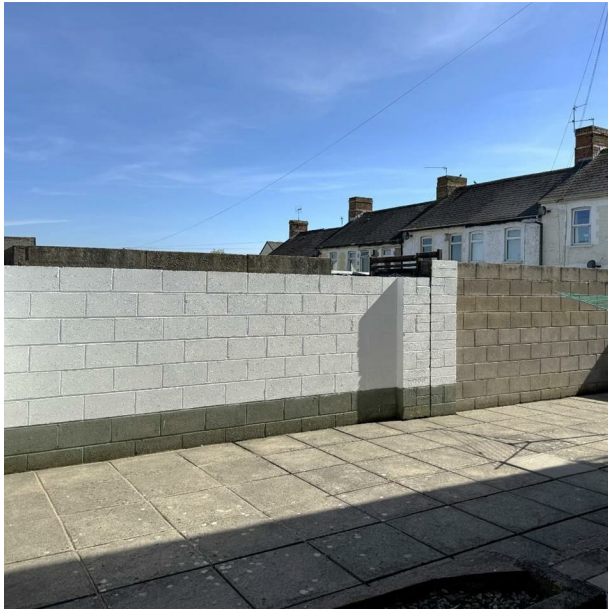


19 Llewellyn Street



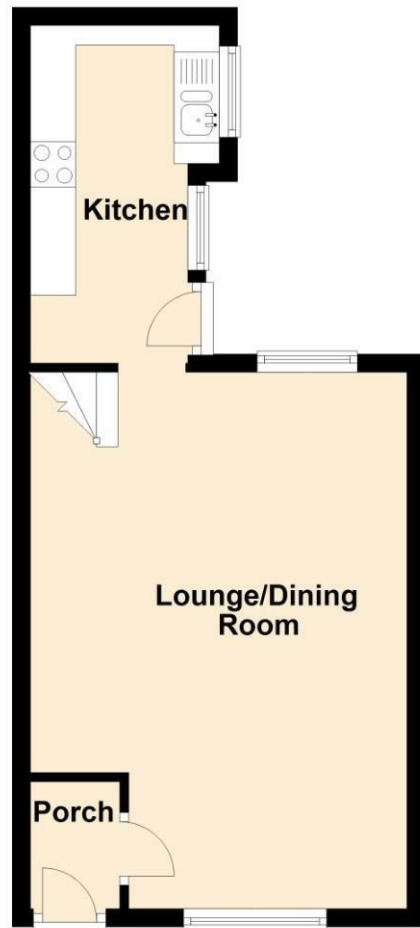
4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

All enquiries: 029 2070 7999
Sales and general enquiries: info@shepherdsharpe.com
Lettings enquiries: lettings@shepherdsharpe.com

Monday – Friday
9am – 5.30pm
Saturday
9am – 5pm

SHEPHERD SHARPE

Ground Floor



First Floor



19 Llewellyn Street

Barry CF63 1BZ

£164,950

A freshly decorated, well presented, spacious, two bedroom end of terrace house, close to the town centre, schools, transport links, and all local amenities. An ideal first time purchase/investment property. Comprising of entrance lobby, through lounge/dining room, kitchen, two double bedrooms and upstairs bathroom. Large walled courtyard garden. Gas central heating, uPVC double glazing. Freehold.
NO FORWARD CHAIN.

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		68	
(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	



Front door to entrance lobby.

Entrance Lobby

4'8" x 3'1" (1.44m x 0.96m)

Carpet, cloak rail. Half glazed door to living room/dining room.

Living Room/Dining Room

19'3" x 13'6" (5.88m x 4.13m)

uPVC double glazed windows to front and rear with new window blinds. Door to kitchen, stairs to first floor, under stairs store cupboard, two radiators, wood effect flooring.

Kitchen

12'2" x 5'6" (3.72m x 1.70m)

Fitted kitchen comprising of a range of base and wall units with rolled edge work surfaces, incorporating an integrated gas hob, integrated electric fan oven, stainless steel sink and drainer with mixer tap. Recess and plumbing for appliances, ceramic tiles to splash back areas, gas boiler, radiator. Double glazed windows to side and double glazed door providing access to the rear courtyard garden.

First Floor Landing

Carpet, radiator, doors to first floor accommodation.

Bedroom 1

13'8" x 8'7" (4.18m x 2.63m)

A good sized double bedroom. Two uPVC double glazed windows to front with new window blinds. New carpet, radiator.

Bedroom 2

7'9" x 10'6" (2.37m x 3.21m)

A second double bedroom. uPVC double glazed window to rear with new window blind. Carpet, radiator.

Bathroom

A very spacious modern bathroom. uPVC double glazed window to side. White three piece suite comprising panelled bath with shower over and glass screen, pedestal wash hand basin with mirror over, glass shelf and wc. Part white and mosaic tiled walls, grey modern vinyl flooring, chrome ladder style radiator, further radiator, useful airing/store cupboard containing a small radiator.

Rear Garden

11'9" x 33'9" (3.59m x 10.30m)

Large paved courtyard garden to rear and side, rotary washing line, gate to front. Potential for making a private parking space.

Council Tax

Band D £1,976.72 p.a. (24/25)

Post Code

CF63 1BZ

