

# Kendrick Road, £220,000

- THREE GOOD SIZED BEDROOMS
- LONGE/DINNING ROOM
- ADDITIONAL RECEPTION ROOM
- CLOSE TO LOCAL AMENITIES
- LOW MAINTENANCE REAR GARDEN
- EPC Rating: C









# About the property

Situated in Barry Town Centre being close to a range of local amenities including: shops, supermarkets, parks, popular school catchments, easy access to link roads leading to M4 corridor, public transport routes. Three bedrooms, lounge/dining room plus additional reception room. Rear garden.

# **Accommodation**

## Lounge

13' 8" x 10' 3" Max ( 4.17m x 3.12m Max )

Two windows to front, carpet, radiator. Open to dining room.

## **Dining Room**

10' 8" Max x 10' 7" ( 3.25m Max x 3.23m )

Window to rear, radiator, vinyl floor

## **Reception Room Three**

14' 1" x 9' 7" ( 4.29m x 2.92m )

Window to side, radiator, wood effect laminate.

#### **Kitchen**

10' x 10' 2" ( 3.05m x 3.10m )

Windows to rear and side, door to side. Range of wall and base units, electric hob and oven with extractor over, plumbing for washing machine, sink and draier, tiled splashback.







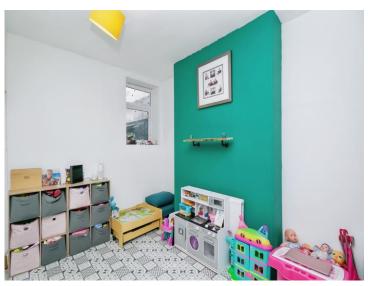
## Landing

Carpet, attic hatch, doors to bedrooms and family bathroom

## **Bedroom One**

13' 10" x 10' 2" ( 4.22m x 3.10m )

Window to front, carpet, radiator





## **Bedroom Two**

10' 9" x 8' 5" ( 3.28m x 2.57m )

Window to rear, carpet, radiator

## **Bedroom Three**

9' 8" x 9' 6" ( 2.95m x 2.90m )

Window to rear, carpet, radiator.

## **Bathroom**

Window to side, wc, wash hand basin, bath with over head shower, tiled walls, vinyl floor, radiator.



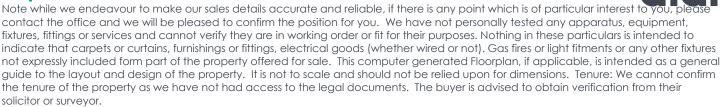
## **Floorplan**



Total floor area 92.9 m² (1,000 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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