



77 Kingsland Crescent, Barry CF63 4JS

Chain Free £260,000 Freehold

7 BEDS | 2 BATH | 2 RECEPT | EPC RATING C

This spacious semi detached, traditional dwelling ideally placed in the main shopping area of Barry town centre and local amenities.

The property has retaining original features. Well proportioned living accommodation briefly comprising of, Entrance porch, entrance hallway, living room, sitting room, Fitted kitchen / dining room, a generously sized utility room and w.c. cloakroom. To the first floor, four bedrooms, family bathroom and separate shower room. To the Second floor, A further three bedrooms.

To the front, steps ascending to fore courted area, paved pathway leading to a composite front door. To the rear and enclosed rear garden with lane access and access to a garage. Paved pathway and raised patio area.

Benefiting from UPVC double glazed and gas central heating via a combination boiler.

Viewing highly recommended.



FRONT

Forecourt front. Steps ascending to a paved pathway leading to a composite front door.

Entrance Porch

3'05 x 4'08 (1.04m x 1.42m)

Smoothly plastered ceiling with original coving, plastered walls, part tiled. Victorian tiled flooring. Composite front door with obscured glass inserts and skylight. Inner door with glass insert leading to the entrance hallway.

Entrance Hallway

5'09 x 2'107 (1.75m x 6.58m)

Textured ceiling with original coving, papered walls with picture rail and dado rails. Victorian tiled flooring. Wall mounted radiator. Wood panelled doors leading to living room, sitting room and kitchen Dining room. Fitted carpet staircase rising to the first floor. Access to under stairs storage.

Living Room

13'05 x 15'10 (4.09m x 4.83m)

Textured ceiling with coving, papered walls with picture rail. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed bay fronted window. Wood panelled door leading to the entrance hallway

Second Reception Room

11'00 x 12'02 (3.35m x 3.71m)

Papered ceiling, papered walls with picture rail. Fitting carpet flooring. Wall mounted radiator. UPVC double glazed French doors leading to a small office area. Wood panelled door leading to the entrance hallway.

Kitchen / Dining

11'03 x 13'08 (3.43m x 4.17m)

Smoothly plastered ceiling with inset lights, smoothly plastered walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed window to the side elevation. Fitted kitchen comprising of wall and base units. Wood laminate worktops. Ceramic tiled splashbacks. Space for gas cooker. Space for fridge / freezer. Wood panel door leading through to the entrance hallway via one step. Wood panel door via one step leading to the utility area.

Utility Room

11'03 x 11'09 (3.43m x 3.58m)

Textured ceiling, textured walls. Ceramic tiled splashbacks. Ceramic tiled flooring. Fitted wall and base units. Wood laminate worktops. Stainless steel sink. UPVC double glazed window and door with obscured glass to the side and access to garden. Glazed wood door leading to W.C. cloakroom.

W.C Cloakroom

4'01 x 6'00 (1.24m x 1.83m)

Panelled ceiling, textured walls. Porcelain tiled splashbacks. Ceramic tiled flooring. UPVC double glazed window with obscured glass to the side elevation. Close coupled toilet.

FIRST FLOOR

First Floor Landing

5'10 x 14'08 x 15'10 (1.78m x 4.47m x 4.83m)

Papered ceiling, papered walls with picture rail. Fitted carpet flooring. Fitted carpet staircase rising from the ground floor. Wood panel doors leading to four bedrooms. Further wood panelled doors leading to bathroom and separate shower room.

Bathroom

4'10 x 7'07 (1.47m x 2.31m)

Aqua panelled ceiling and walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the side elevation. Bath vanity wash hand basin. Close coupled toilet. Wood panel door leading to the first floor landing.

Shower Room

7'11 x 8'07 (2.41m x 2.62m)

Aqua panelled ceiling and walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the side elevation. Vanity wash hand basin and toilet. Double shower with thermostatically controlled shower overhead. Wood panel door leading through to the first floor landing.

Bedroom One

11'3 x 12'0 (3.43m x 3.66m)

Papered ceiling, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to rear. Built-in wardrobes. Wood panel door leading to the first-floor landing.

Bedroom Two

9'2 x 12'10 (2.79m x 3.91m)

Papered ceiling, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Built in wardrobes. Wood panel door leading to the first floor landing.

Bedroom Six

6'10 x 11'03 (2.08m x 3.43m)

Textured ceiling, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window with obscured glass insert to the rear elevation. Built in cupboard housing wall mounted combination boiler. Wood panel door leading to the first floor landing.

Bedroom Seven

7'00 x 9'09 (2.13m x 2.97m)

Textured ceiling with coving, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wood panel door leading to the first floor landing.

SECOND FLOOR

Second Floor Landing

6'00 x 11'11 (1.83m x 3.63m)

Textured ceiling with loft access, papered walls. Fitted carpet flooring. Fitted carpet staircase rising from the first floor. Wood panel doors leading to three bedrooms. Access to eaves storage.

Bedroom Three

8'06 x 12'11 (2.59m x 3.94m)

Textured ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wood panel door leading to the second floor landing.

Bedroom Four

10'05 x 11'10 (3.18m x 3.61m)

Papered ceiling, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wood panel door leading to the second floor landing.

Bedroom Five

8'10 x 9'10 (2.69m x 3.00m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wood panel door leading to the second floor landing.

REAR

Enclosed rear garden with lane access and access to garage. Paved pathway. Raised patio area. Steps descending to side area ideal for storage. UPVC double glazed door leading to utility room.

COUNCIL TAX

Council tax band D

DISCLAIMER

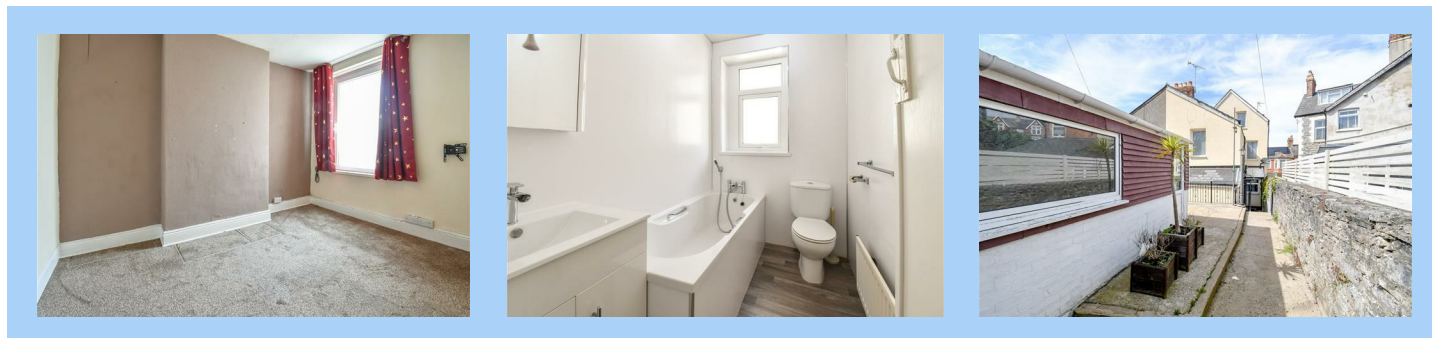
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