



44 Kathleen Street, Barry

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Warning  
No Obstruction  
Sign

LX17 NBG

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Barry

Guide Price £230,000



## 44 Kathleen Street

Barry, Barry

Well presented extended 2-bed terraced house in West End. Spacious living, modern kitchen, flexible third room, stylish bathroom, close to amenities and schools. No chain. Ideal for families.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- WEST END LOCATION
- EXTENDED TO THE REAR
- TWO DOUBLE BEDROOMS
- COT ROOM/OFFICE
- DOUBLE GLAZED
- GAS CENTRAL HEATING
- CLOSE TO ALL LOCAL AMENITIES
- GOOD SCHOOL CATCHMENTS
- NO ONGOING CHAIN





### Hallway

Enter through UPVC door with glazed panel into inner porch. Wall mounted consumer unit. Half glazed door into hallway. Wood effect laminate flooring. Radiator. Staircase rising to first floor with fitted carpet and handrail. Door into :-

### Dining room

10' 10" x 12' 0" (3.30m x 3.66m)

Fitted carpet, neutral décor. Radiator. Window to rear elevation. Open planned into :-

### Lounge

9' 8" x 10' 3" (2.95m x 3.12m)

Continuation of fitted carpet and décor. radiator. Window to front.

### Kitchen/breakfast room

22' 3" x 8' 9" (6.78m x 2.67m)

wood effect laminate flooring. A range of base and eye level units with High gloss white doors, and complementing work surfaces. Inset sink with mixer tap over. Space for slot in cooker with stainless steel cooker hood over. Further spaces for washing machine and fridge/freezer. Under stairs storage cupboard. Half gazed door giving side access.

Window to side. Radiator. the breakfast area has been extended and has a vaulted ceiling with recessed lighting. French doors accessing the rear garden.

### Landing

Fitted carpet, spindled balustrade. Dado rail. Loft access. Doors into :-

### Bedroom One

10' 10" x 13' 8" (3.30m x 4.17m)

Fitted carpet. Radiator. Two windows to front elevation. Built in wardrobes with mirrored doors.

### Bedroom Two

8' 3" x 12' 3" (2.52m x 3.73m)

Fitted carpet. Neutral décor. Built in wardrobe. Window to rear.

### Cot room/Office



## GARDEN

Enclosed rear garden. Mainly laid to shingle. Small paved area at doors. Mature shrubs. Gate giving rear lane access.







## Daniel Matthew Estate Agents Barry

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