



Barrians Way, £165,000

- JULIET BALCONY
- 2 DOUBLE BEDROOMS
- ALLOCATED PARKING
- COUNCIL TAX BAND - C
- COMMUNAL GARDEN
- MODERN FITTINGS
- EPC Rating: C





About the property

COMMUNAL GARDEN - MODERN FITTINGS - UPPER FLOOR - 2 DOUBLE BEDROOMS. - First floor apartment situated in a Cul-de-sac position in the heart of Barry. This beautifully presented 2 double bedrooms with electric heating and double glazing. Comprising of communal hallway, inner hallway, living room, kitchen/ breakfast room, 2 double bedrooms, shower room, allocated parking. Quiet cul-de-sac location. Close to local amenities; shops, parks, popular school catchment, easy access to link roads leading to M4 corridor, public transport routes. *Call 01446 733224*

Accommodation

Entrance Hall

Wood effect laminate flooring, two built in storage cupboards, one housing the water tank. wall mounted Intercom entry phone.

Communal Hallway

Intercom entry system, Enter through a glazed door into hallway. Ceramic tiled flooring, Staircase rising to upper floors. Door giving access to communal garden at the rear.

Lounge

14' Max x 13' 3" Max (4.27m Max x 4.04m Max)

Continuation of wood effect flooring, French doors opening onto a Juliette balcony. Coved and textured ceiling.

Kitchen

13' 6" Max x 8' 10" Max (4.11m Max x 2.69m Max)



Ceramic tiled flooring, a range of base and eye level units with complementing work surfaces. Inset one and a half bowl sink with mixer tap over. Built in electric oven hob and extractor fan. Window to rear with a Venetian blind to remain. Integrated Fridge Freezer.

Bedroom One

14' 9" Max x 9' 7" Max (4.50m Max x 2.92m Max)

Fitted Carpet, wall mounted electric radiator, window to front with Venetian blind. Recess for wardrobe. Neutral decor coved and textured ceiling.

Bedroom Two

11' 10" Max x 9' 4" Max (3.61m Max x 2.84m Max)

Fitted carpet, window to rear with blind to remain. Neutral decor. Coved and textured ceiling.

Bathroom

Ceramic matching tiling to both floor and walls. Corner Shower with glass shower screen, close coupled WC and a pedestal wash hand basin. Opaque window to rear.

Outside

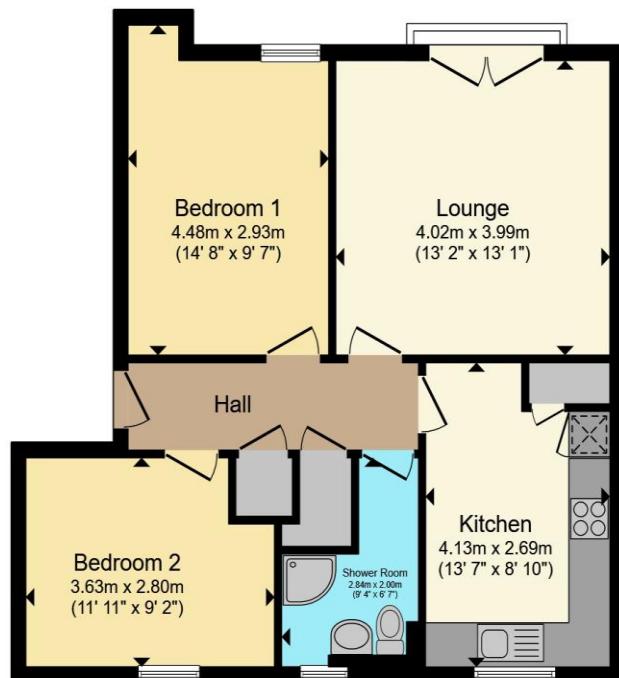
Communal garden with rotary washing lines. An allocated parking space to the front of the building.

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Floorplan



Total floor area 62.4 m² (672 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.propertybox.io

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