





17 Bell Street

Barry, Barry

Two bedroom traditional mid-terrace located in Barry's West End with an open plan lounge/diner, modern kitchen, new combi boiler and first floor bathroom. Ideal for first time buyers or investors. Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- TWO BEDROOM TRADITIONAL MID-TERRACE
- WEST END LOCATION
- IDEAL FIRST TIME BUY OR INVESTMENT
- NEW WORCESTER COMBI BOILER
- SPACIOUS OPEN PLAN LOUNGE/DINER AND SEPARATE KITCHEN PLUS LEAN-TO
- FIRST FLOOR BATHROOM
- EPC D63
- CATCHMENT FOR WHITMORE HIGH SCHOOL
- EXCELLENT TRANSPORT LINKS AND CLOSE TO LOCAL AMENITIES





Porch

2' 11" x 2' 10" (0.90m x 0.87m)

The porch has wood effect flooring, smooth walls and a textured ceiling. Open to the lounge/diner.

Lounge/Diner

23' 2" x 12' 1" (7.07m x 3.68m)

The lounge/diner has wood effect flooring, smooth walls and a textured ceiling. There is a front aspect window, a rear aspect window, two radiators and a carpeted staircase leading to first floor. Stairs descend into the kitchen. Measurements have been taken into the recesses either side of the chimney breasts.

Kitchen

8' 6" x 7' 3" (2.59m x 2.21m)

Vinyl tile effect flooring, smooth walls and a smooth coved ceiling with spotlights. The kitchen comprises a good range of modern grey eye and base level units with a complementing wood effect worktop. There is a stainless steel sink inset with a stainless steel mixer tap over top. Integrated appliances include a single oven, a four-ring stainless steel gas hob and a stainless steel extractor hood. There is space for a slimline dishwasher and a new wall-mounted Worcester combi boiler. There is a side aspect window, a rear aspect window and a wooden glazed door giving access to the lean-to.

Lean-to

9' 8" x 4' 2" (2.94m x 1.26m)

There is ample space for a freestanding fridge/freezer, washing machine and tumble dryer as needed. A wooden glazed door gives access to the garden.





Landing

A carpeted staircase gives access to a carpeted landing with smooth walls and a textured ceiling. Doors lead off to two bedrooms and a bathroom. There is a wooden balustrade and loft access.

Bedroom One

11' 2" x 10' 3" (3.41m x 3.13m)

Bedroom one is carpeted with smooth walls and a smooth ceiling. There are two front aspect windows and a modern grey vertical radiator. Measurements taken to the chimney breast only and exclude the alcoves.

Bedroom Two

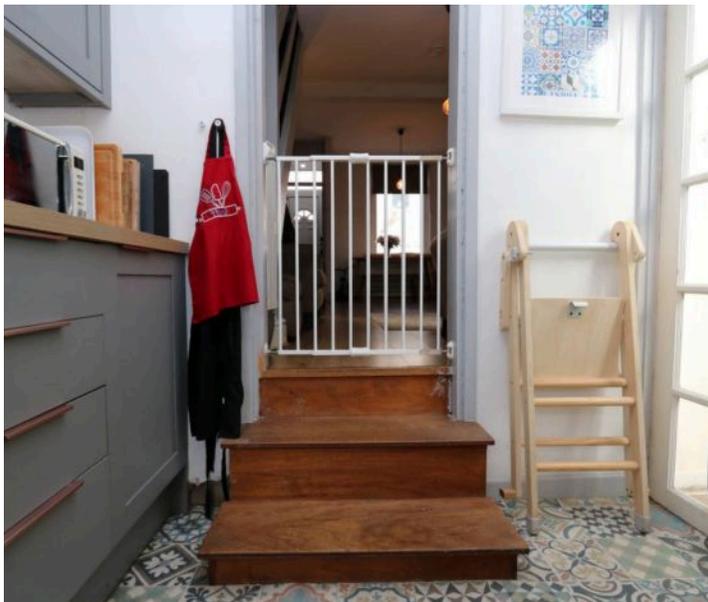
12' 1" x 6' 5" (3.69m x 1.95m)

Bedroom two is carpeted with smooth walls and a smooth ceiling. There is a rear aspect window and a radiator. Measurements have been taken into the recesses either side of the chimney breast.

Bathroom

9' 2" x 7' 1" (2.80m x 2.16m)

Steps lead down into the bathroom. The bathroom has tiled flooring, fully tiled walls and a textured ceiling. There is a three-piece suite comprising a WC, a pedestal washbasin with stainless steel mixer taps over top and a bath with an electric shower inset. There is a opaque rear aspect window and a radiator.





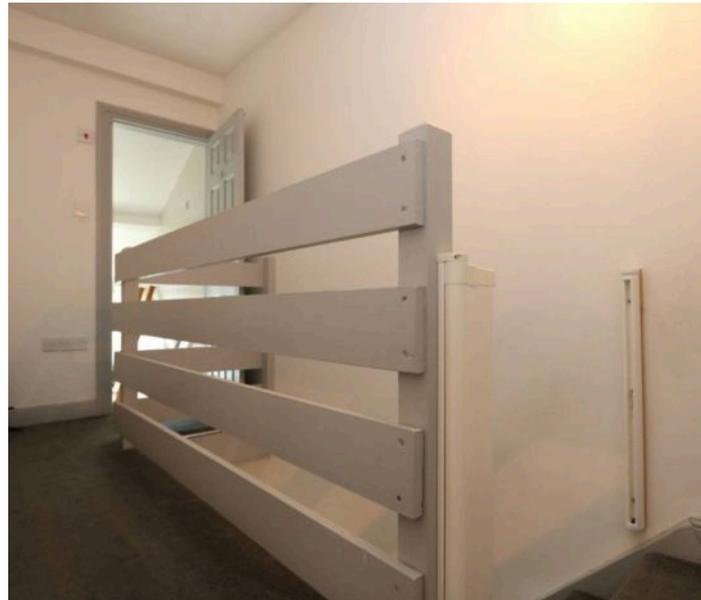
REAR GARDEN

A fully enclosed courtyard style garden, laid to patio slabs for ease of maintenance.

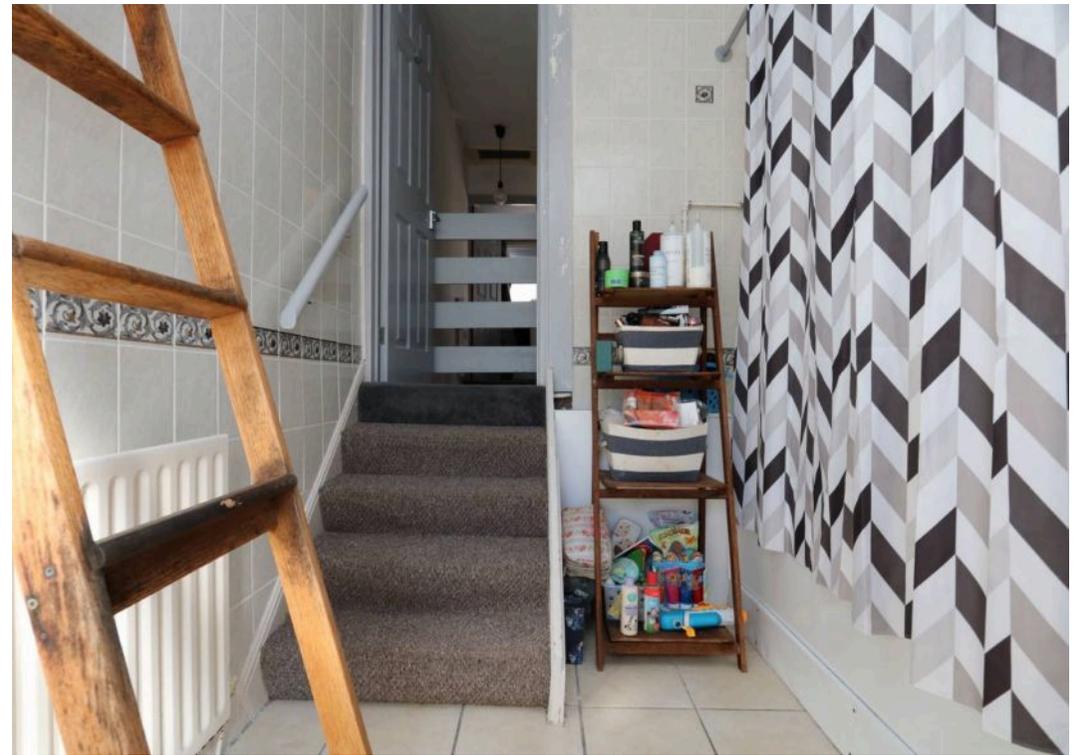
ON STREET

1 Parking Space

Ample on street parking available.







Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive
2002/91/EC





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HELPFUL INFORMATION - whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.