



14, Charlotte Place  
Barry, CF63 3QE

Watts  
& Morgan

# 14 Charlotte Place

Barry CF63 3QE

**£189,950 Freehold**

3 Bedrooms | 1 Bathroom | 1 Reception Room

A three bedroom, mid-terraced family home. Conveniently located to local amenities, transport links, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, spacious living/dining room, kitchen. First floor landing, two double bedrooms, single bedroom and family bathroom. Externally the property benefits from low maintenance front and rear gardens with rear lane access. EPC rating 'TBC'.



## Directions

Cardiff City Centre – 7.1 miles  
M4 Motorway – 8.8 miles



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## Summary of Accommodation

### Ground Floor

Entered via a partially glazed uPVC door into a porch benefiting from tile flooring. The hallway benefits from carpeted flooring and a carpeted staircase leading to the first floor.

The spacious living/dining room benefits from wood effect laminate flooring, a uPVC double glazed window to the rear elevation and a uPVC double glazed bay window to the front elevation.

The kitchen has been fitted with a range of wall and base units with laminate work surfaces. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from tile flooring, partially tiled splashback, a wall mounted 'Main' combi boiler, a composite sink with a mixer tap over, an understairs storage cupboard, two uPVC double glazed windows to the side/rear elevations and an obscure uPVC door providing access to the rear garden.

### First Floor

The first floor landing enjoys carpeted flooring.

Bedroom one is a double bedroom benefiting from carpeted flooring and a uPVC double glazed window to the front elevation.

Bedroom two is a spacious double bedroom enjoying carpeted flooring and a uPVC double glazed window to the side elevation.

Bedroom three is a spacious single bedroom and benefits from wood effect laminate flooring, a hatch providing access to the loft space and a uPVC double glazed window to the front elevation.

The family bathroom has been fitted with a 3-piece white suite comprising; a panelled bath with a thermostatic rainfall shower over and a hand-held shower attachment, a pedestal wash-hand basin and a WC. The bathroom further benefits from wood effect vinyl flooring, partially tiled walls and an obscure uPVC double glazed window to the rear elevation.

### Gardens & Grounds

14 Charlotte Place is approached off the street onto a courtyard style front garden.

The enclosed rear garden is predominantly laid to patio providing ample space for outdoor entertaining and dining. The rear garden further benefits from a pedestrian gate providing rear lane access.

### Additional Information

All mains services connected.

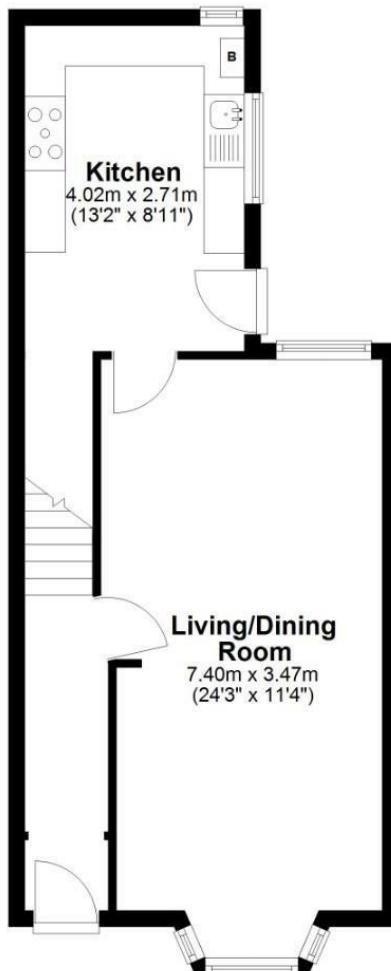
Freehold.

Council tax band 'C'.

EPC rating 'TBC'.

## Ground Floor

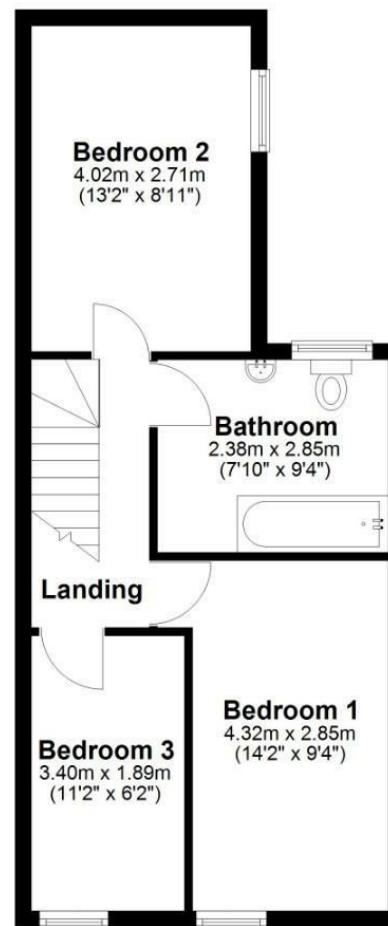
Approx. 42.0 sq. metres (451.8 sq. feet)



Total area: approx. 83.1 sq. metres (894.9 sq. feet)

## First Floor

Approx. 41.2 sq. metres (443.1 sq. feet)



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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