

## Melrose Street, Barry

£184,950 Freehold

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

**Entrance Hallway**

Entered via double glazed front door. Fitted carpet. Radiator. Doors to ground floor rooms.

**Lounge/Dining Room**

65' 7" x 39' 8" (20.00m x 12.10m)

Double glazed window to the front. Fitted carpet. Two radiators. Double glazed door to the rear.

**Kitchen**

33' 2" x 29' 10" (10.11m x 9.10m)

Kitchen to comprise base units incorporating sink and drainer with mixer taps over. Recess and plumbing for appliances and space for fridge/freezer. Double glazed window to the side. Double glazed door providing access to the rear garden.

**Bathroom**

Double glazed window to the rear. Panelled bath with shower over, closed cistern w.c and wash hand basin. Ceramic tile flooring.

**First Floor Landing**

Carpeted stairs rising to the first floor split level landing. Doors to all rooms.

**Bedroom One**

43' 8" x 40' 0" (13.30m x 12.20m)

Main double bedroom with two double glazed windows to the front. Fitted carpet. Radiator. Fitted wardrobes.

**Bedroom Two**

33' 2" x 33' 2" (10.10m x 10.10m)

Double glazed window to the rear. Radiator. Fitted carpet.

**Bedroom Three**

38' 9" x 32' 10" (11.80m x 10.00m)

Double glazed window to the rear. Radiator. Fitted carpet. Cupboard housing gas combination central heating boiler.

**Outside**

Low maintenance rear garden laid to paving.

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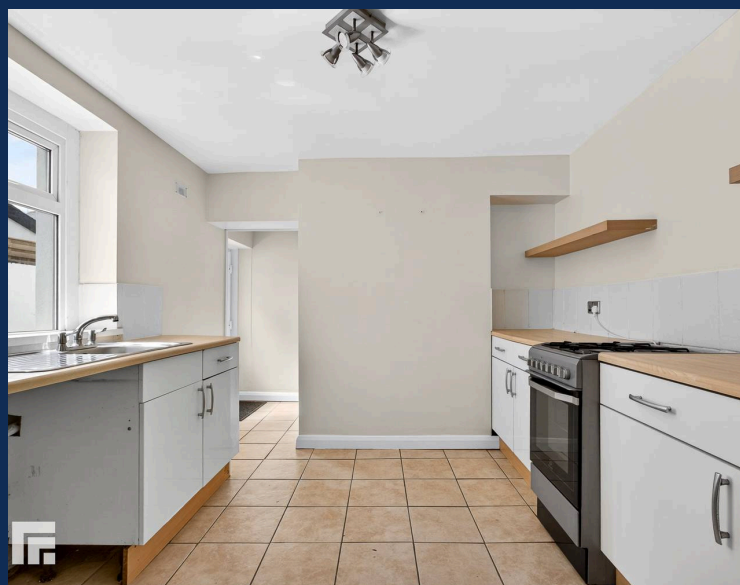
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