



28 Williams Crescent, Barry

Barry

Guide Price £115,000



## 28 Williams Crescent

Barry, Barry

Well-presented two-bedroom ground floor flat with channel views, spacious living, fitted kitchen, gas central heating, double glazing, communal garden, central location, no chain.  
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- CHANNEL VIEWS
- CENTRAL LOCATION
- TWO BEDROOMS
- FITTED KITCHEN
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- GROUND FLOOR
- COMMUNAL GARDEN
- NO ONGOING CHAIN





### Communal Hallway

Communal door with glazed side panel and intercom entry system. Wood panelled door into :-

### Inner Hallway

19' 10" x 6' 8" (6.05m x 2.03m)

Fitted carpet, Radiator. Two built in storage cupboards. Wall mounted intercom entry phone. Doors accessing :-

### Lounge

11' 4" x 20' 0" (3.45m x 6.10m)

Fitted carpet. Neutral décor. Two radiators. Large UPvc picture window to front elevation offering extensive views across the Bristol Channel.

### Kitchen

8' 10" x 9' 0" (2.69m x 2.74m)

Slate effect vinyl flooring. A range of base and eye level units with complementing work surfaces. Inset single drainer stainless steel sink with mixer tap over. Built in oven and hob with extractor cooker hood over. Space and plumbing for washing machine. Metro style tiling to splash backs. Two built in cupboards one housing a wall mounted combination boiler. Window to rear elevation.



### Bedroom One

10' 2" x 20' 0" (3.10m x 6.10m)

Fitted carpet, window to front with views towards Flat holm, Steep holm and across the Bristol Channel. Radiator.



### Bedroom Two/Dining room.

8' 9" x 13' 4" (2.67m x 4.06m)

Fitted carpet, neutral décor. Window to rear. Radiator.

### Shower room

5' 3" x 7' 2" (1.60m x 2.18m)

Waterproof flooring. Double walk in shower area., wall mounted electric shower. Radiator. Obscure window to rear with roller blind to remain.

## GARDEN

The front is tiered and mainly laid to lawn Steps leading up to entrance. The rear garden is communal and is also tiered and laid to lawn has individual washing line.

## ON STREET







## Daniel Matthew Estate Agents Barry

14 High Street Barry, Vale of Glamorgan - CF62 7EA

01446502806

[barry@danielmatthew.co.uk](mailto:barry@danielmatthew.co.uk)

[www.danielmatthew.co.uk/](http://www.danielmatthew.co.uk/)

**DanielMatthew**  
ESTATE AGENTS