



36 Kathleen Street, Barry

Barry

In Excess of £225,000



## 36 Kathleen Street

Barry

Well-presented three-bed mid-terrace in West End. Two receptions, downstairs bathroom, enclosed low-maintenance garden, rear access, close to amenities and schools. No chain. Ideal for families.

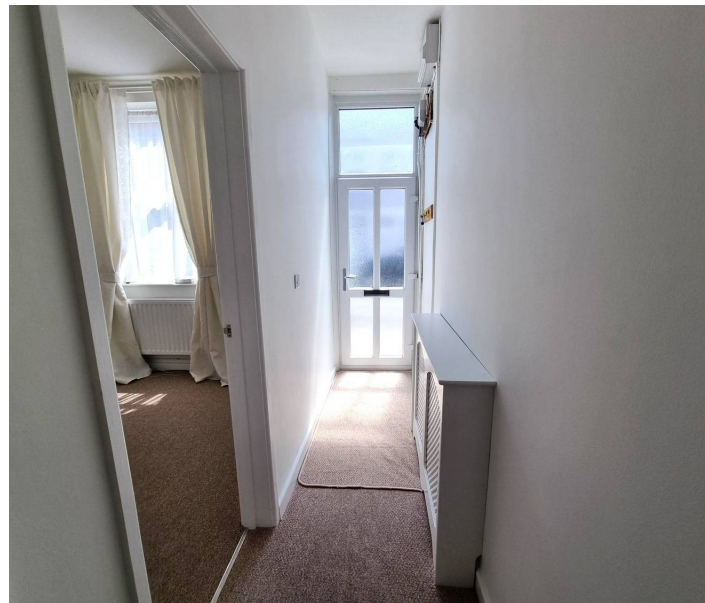
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- WESTEND LOCATION
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- DOWNSTAIRS BATHROOM
- NEUTRAL DECOR THROUGHOUT
- ENCLOSED REAR GARDEN
- CLOSE TO ALL LOCAL AMENITIES
- GOOD SCHOOL CATCHMENTS AREA
- NO ONGOING CHAIN
- IDEAL FOR FIRST TIME BUYERS





### Entrance

Enter through a UPvc double glazed door into hallway. Fitted carpet, Radiator. Staircase rising to first floor with fitted carpet. Panelled doors into :-

### Lounge

10' 3" x 9' 7" (3.12m x 2.92m)

Fitted carpet, neutral décor Flat plastered walls and ceiling. Window to front elevation. Radiator.

### Dining room

10' 9" x 12' 4" (3.28m x 3.76m)

Fitted carpet, radiator. Neutral décor. Recess with shelving. Understairs storage cupboard. Window to rear. Door way into :-

### Kitchen

13' 0" x 9' 1" (3.96m x 2.77m)

Ceramic tiled flooring. A range of base and eye level units with white doors and complementing worksurfaces. Built in oven and four ring gas burner hob. Stainless steel cooker hood over. Inset single drainer sink with mixer tap over. Spaces for washing machine and fridge/freezer. Windows to both rear and side. UPvc double glazed door giving access to rear garden. Radiator. Further door into :-



### Bathroom

8' 1" x 5' 3" (2.46m x 1.60m)

Ceramic tiled flooring. A three piece suite in white comprising of Close coupled WC, pedestal wash hand basin and a panelled bath with shower head mixer tap and glass shower screen over. Partially tiled walls. Heated towel rail. Obscure window to side.

### Fitted carpet, spindled balustrade, neutral decor.

Fitted carpet, spindled balustrade, neutral décor. Ceiling with loft access. Doors into :-

### Bedroom One

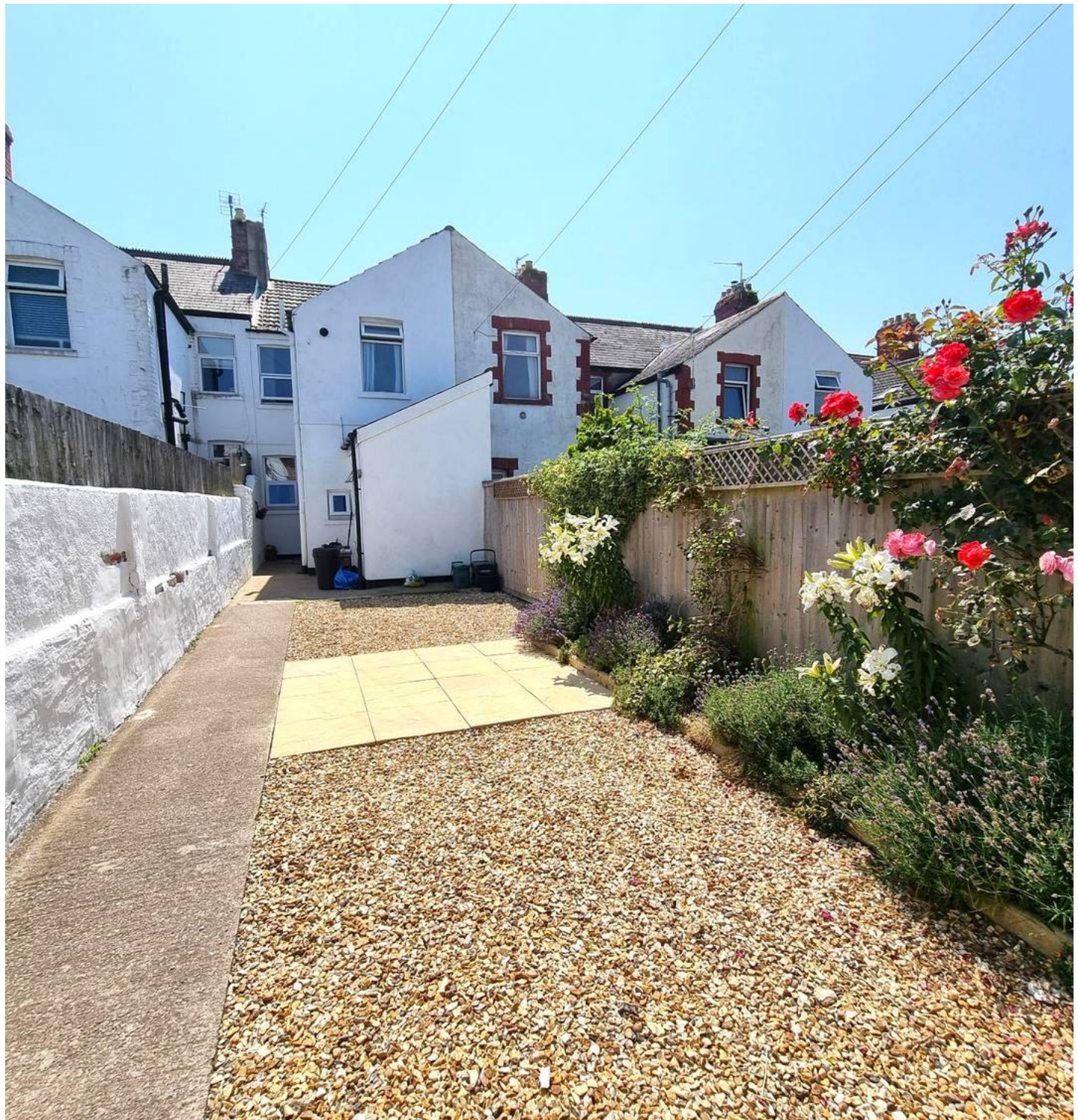
9' 7" x 13' 8" (2.92m x 4.17m)

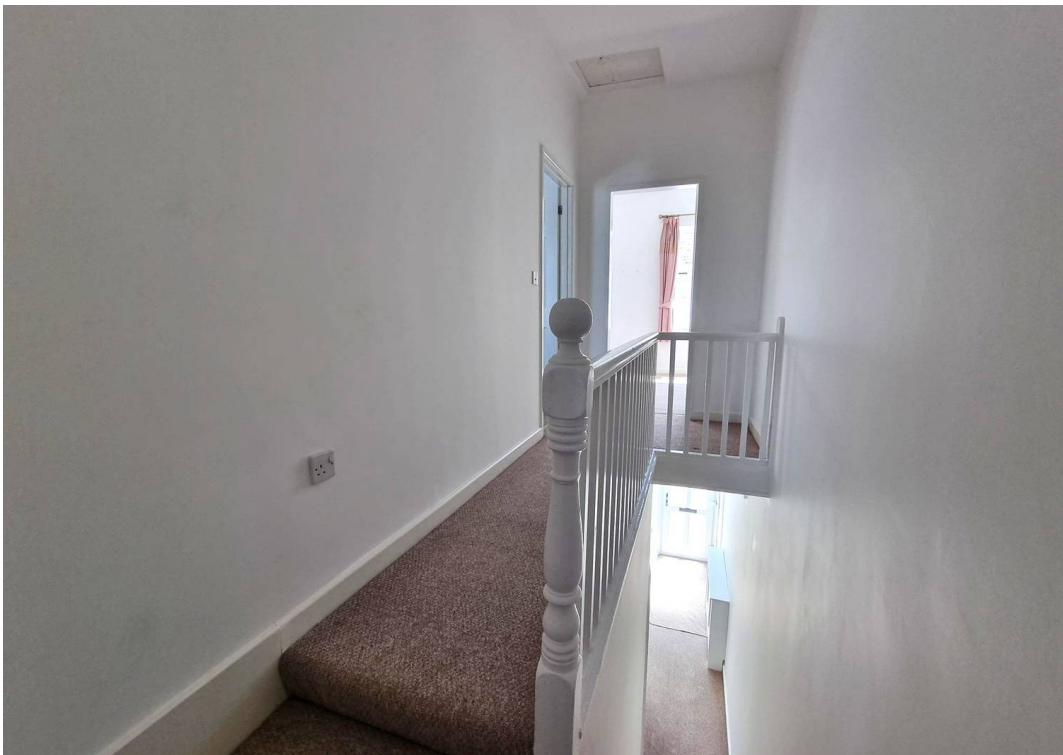
Fitted carpet, neutral décor. Two windows to front elevation. Radiator. Flat plastered ceiling.

### Bedroom Two

## GARDEN

An enclosed low maintenance rear garden With gate giving rear lane access. Shingled and paved patio areas. Raised flower boarder with mature planting. Outside tap.









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