





## 343 Holton Road

Barry, Barry

Three bedroom terraced house with no chain! Ideal for first time buyers or investors seeking a property to modernise. The property features a large open plan lounge/diner, a separate kitchen, three bedrooms, a first floor bathroom, fully enclosed front and rear gardens plus a garage and hardstanding to the rear.

Council Tax band: C

Tenure: Freehold

- NO ONWARD CHAIN
- IDEAL FIRST TIME BUY OR INVESTMENT OPPORTUNITY
- IN NEED OF MODERNISATION
- LARGE OPEN PLAN LOUNGE/DINER
- THREE BEDROOMS
- FIRST FLOOR BATHROOM
- GARAGE AND HARDSTANDING TO REAR
- EPC TBC



#### **Porch**

6' 3" x 3' 3" (1.90m x 0.99m)

Carpet tile flooring, smooth walls and a smooth ceiling. There is a front aspect opaque window and a wooden glazed door giving access to the hallway.

#### **Hallway**

The hallway is carpeted with textured walls and a textured ceiling. There is a radiator, a carpeted staircase giving access to the first floor and a door giving access to the lounge/diner.

#### **Lounge/Diner**

26' 11" x 13' 4" (8.20m x 4.07m)

2.69m to the narrowest point. The open plan lounge/diner is carpeted with papered walls and a textured ceiling. There is a feature gas fireplace, a front aspect window and a rear aspect window. There are two radiators and a door giving access to the kitchen.

#### **Kitchen**

10' 10" x 7' 5" (3.31m x 2.27m)

Wood effect flooring, smooth walls and a textured ceiling. The kitchen comprises a range of matching eye and base level units with complementing wood effect worktops. There is a stainless steel sink inset with stainless steel pillar taps over top. There is a tiled splash back, a serving hatch and space for a free standing oven and washing machine. There is a rear aspect window, a door giving access to the under stairs storage cupboard and a uPVC door with opaque glazing giving access to the garden.

#### **Landing**

A carpeted staircase gives access to a carpeted landing with textured walls and a textured ceiling. There are doors giving access to three bedrooms and a bathroom. There is also loft access.





#### **Bedroom One**

13' 4" x 10' 3" (4.07m x 3.12m)

Bedroom one is carpeted with papered walls and a textured ceiling. There is a front aspect window and a radiator.

#### **Bedroom Two**

13' 1" x 10' 2" (4.00m x 3.11m)

Bedroom two is carpeted with papered walls and a textured ceiling. There is a rear aspect window, a radiator and a cupboard housing the hot water tank.

#### **Bedroom Three**

8' 11" x 6' 2" (2.72m x 1.87m)

Bedroom three is carpeted with papered walls and a textured ceiling. There is built-in storage over the stairs, a front aspect window and a radiator.

#### **Bathroom**

8' 0" x 6' 1" (2.43m x 1.86m)

The bathroom is carpeted with full-height wall tiling and a textured ceiling. There is a three-piece white suite comprising a close-coupled WC, a vanity wash basin with a stainless steel mixer tap over top and a shower cubicle with an electric shower inset and a glass sliding shower screen. There is also an opaque rear aspect window and a radiator.





## FRONT GARDEN

The front garden is fully enclosed by brick walls and a pedestrian access gate. A pathway and steps lead up to the front door.

## GARDEN

A fully enclosed, low maintenance rear garden. Largely laid to patio slabs. Steps ascend to a hardstanding and garage to the rear. Accessible via the rear lane.

## GARAGE

Single Garage

Garage to rear, accessible via the rear lane.

## ON STREET

1 Parking Space

Ample on-street parking available.









## Chris Davies Estate Agents

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