

# KNIGHTS



Residential & Commercial Sales and Letting Agents



## Heol Dewi Sant

, Barry, CF62 7BY

£249,950

Knights are delighted to offer for sale this three double bedroom semi-detached property with a large enclosed garden situated in west end of Barry within close proximity of all local amenities including; public transport, shops, doctors' surgery, schools and good links roads leading to Cardiff and M4 corridor.

The accommodation briefly comprises; Entrance Porch. Living Room. Kitchen/Dining room. Shower Room to the ground floor. Three double bedrooms to the first floor. Large enclosed garden. Garage. Driveway to front providing off road parking for multiple vehicles. The property also benefits from UPVC double glazing throughout and gas central heating via combination boiler. EPC rating: TBC

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- Sea views
- Large plot
- Garage and Driveway
- Original features

### Viewing

Please contact our Knights Barry Office on 01446 700222 if you wish to arrange a viewing appointment for this property or require further information.



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ACCOMMODATION

ENTRANCE

Via UPVC double glazed door leading into;

PORCH

UPVC double glazed windows to all sides. Tile and grove wood panel walls. Tiling to floor. Door leading into;

HALLWAY

Coving to ceiling. Central heating thermostat. Built in cupboard housing the electrical consumer unit and meters. Stairs rising to first floor landing with fitted carpet. Telephone point. Wood effect laminate flooring. Door leading into;

LIVING ROOM

14'9" x 13'0" approx

UPVC double glazed bay window to the front elevation. Coving to ceiling. Fireplace with wooden mantelpiece and electric fire, Smoke detector. Built in storage cupboard. Dado rail. Radiator. Power points. Original parquet flooring. Feature sliding doors leading into;

OPEN KITCHEN/DINER

Kitchen

16'3" x 8'4" approx

UPVC double glazed window to side elevation with far reaching sea views. Range of wall and base units with laminate work surface over. Tiling to splash back areas. One and half bowl sink and drainer with mixer tap over. Room for slot in cooker. Plumbing for washing machine. Spaces for under counter for fridge and freezer. Room for tumble dryer. Under stairs storage cupboard. Radiator. Power points.

Dining area

9'10" x 8'9" approx

Patio doors overlooking and leading out to rear garden. Coving to ceiling. Radiator. Power points. Tiling to floor. Door reading into;

REAR LOBBY

UPVC double glazed window to the side elevation. Coving to ceiling. Door leading into;

SHOWER ROOM

7'0" x 6'9" approx

Obscure UPVC double glazed window to the rear elevation. Coving to ceiling. White suite comprising; walk-in double shower unit with glass screen and mixer shower over, pedestal wash hand basin with twin taps over, low level w/c. Tiling to splash back areas. Built in storage unit. Radiator. Tiling to floor.

FIRST FLOOR LANDING

UPVC double glazed window to the side elevation. Coving to ceiling. Access to loft space. Smoke detector. Telephone points. Fitted carpet.

BEDROOM ONE

13'2" x 11'11" approx

UPVC double glazed bay window to the front elevation. Range of built in wardrobes benefitting from hanging space and shelving. Radiator. Power points. Wood effect laminate flooring.

BEDROOM TWO

11'7" x 8'2" approx

UPVC double glazed window to the rear elevation with far reaching sea views. Coving to ceiling. Radiator. Power points. Wall mounted combination boiler operating central heating and hot water. Wood effect laminate flooring.

BEDROOM THREE

8'7" x 7'9" approx

UPVC double glazed window to the rear elevation with far reaching sea views. Original picture rail. Radiator. Power points. Wood effect laminate flooring.

OUTSIDE

REAR GARDEN

TENURE

TOTAL FLOOR AREA

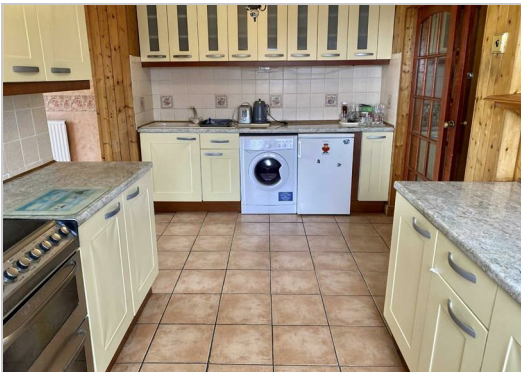
COUNCIL TAX BAND

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MORTGAGE ADVICE

Free without obligation.

Area Map



84 High Street, Barry, South Glamorgan, CF62 7DX  
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