

# KNIGHTS



Residential & Commercial Sales and Letting Agents



## Kingsland Crescent

, Barry, CF63 4JS

£75,950

KNIGHTS would like to offer the opportunity to acquire this one bedroom flat on Kingsland Crescent, Barry. This modern flat would be a great first time home or investment property, Situated on the second floor, providing lovely views to Barry Island.

Property briefly comprising; Communal hallway, Entrance, Porch, Hallway, Living room, Kitchen, Bedroom and bathroom.

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### 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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## COMMUNAL ENTRANCE

Communal entrance via locked UPVC door into communal hallway.

## ENTRANCE

Via wooden door leading into;

## PORCH

5'7" x 4'9"

Glass panel to the front elevation providing natural lighting. Fitted carpet. Door leading to;

## HALLWAY

Access to loft space. Fitted carpet. Doors off to all rooms.

## LIVING ROOM

13'1" x 11'7"

UPVC double glazed windows to the front elevation with sea views. Smoke detector. Feature fireplace. Radiator. Fitted carpet. Door into;

## KITCHEN

12'9" x 7'1"

UPVC double glazed window to the front elevation. Smoke detector. Range of wall and base units with wood effect work surfaces over. Stainless steel sink and drainer with mixer tap over. Radiator. Wood effect flooring.

## BEDROOM

13'11" x 8'11"

UPVC double glazed window to the rear elevation. Radiator. Fitted carpet.

## BATHROOM

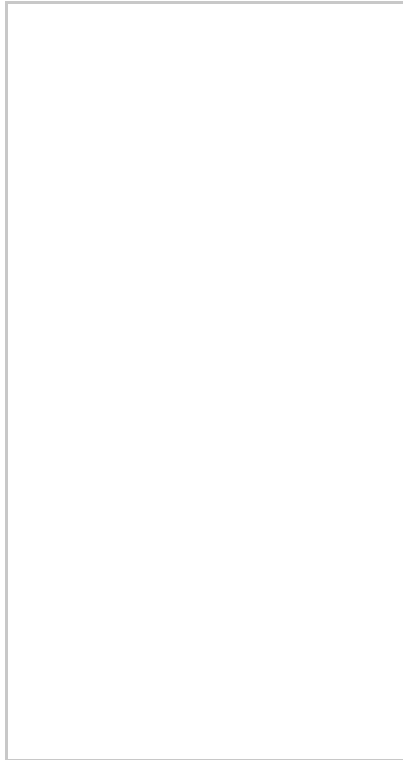
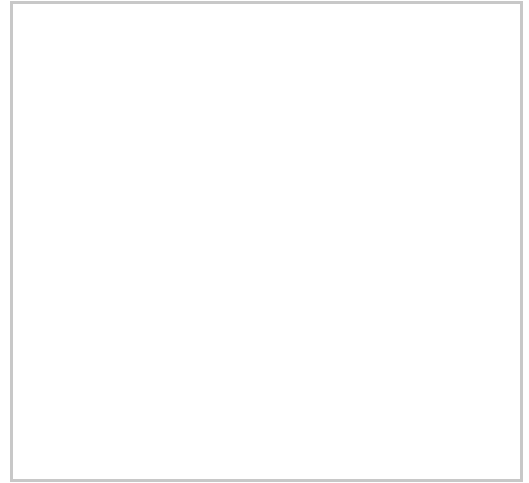
9'2" x 7'0"

UPVC double glazed obscure window to the rear elevation. Three piece suite comprising; bath with mixer tap and shower attachment over, low level W/C and pedestal wash hand basin with twin taps over. Tiling to splash back areas. Radiator. Wood effect flooring.

## Area Map



## Floor Plan



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

Tel: 01446 700222 Email: [sales@knights.uk.com](mailto:sales@knights.uk.com) <https://knights.uk.com/>