

# KNIGHTS

Residential & Commercial Sales and Letting Agents



## Phyllis Street

Barry Island, Barry, CF62 5UX

£229,950

\*\*\*\*\*VIEWING HIGHLY RECOMMENDED\*\*\*\*\*

This three bedroom mid terrace property with additional loft room is situated on popular Barry Island, within walking distance of Barry Island beach, the Old Harbour, park, local shops and cafés. In catchment area for Barry Island Primary School.

Accommodation briefly comprising; Entrance hallway. Living room. Modern fitted kitchen and bathroom to the ground floor. Three bedrooms to the first floor and additional loft room. Benefiting from new UPVC double glazing doors and new gas combination system. Enclosed rear garden. EPC : D

### 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 composite door with decorative, obscure glass panels leading into;

### HALLWAY

Coving to ceiling. Wooden flooring. Stairs rising to first floor landing with fitted carpet. Door leading into;

### LIVING/DINING AREA

Two UPVC double glazed windows to the front and rear elevation. Coving and ceiling rose. Open plan space with ample room for leisure, living and dining furniture, Radiator. Wooden flooring. Open to;

### KITCHEN

UPVC double glazed window to the side elevation. Spotlights to ceiling. Range of wall and base units with wooden work surfaces over. Stainless steel sink and drainer with mixer tap over. Tiling to splash back areas. Built in electric oven with separate grill. Four ring gas hob with extractor fan above. Under counter lighting. Room for upright fridge freezer. Integrated dishwasher. Plumbing for washing machine. Ceramic tiles to floor. Open to;

### REAR LOBBY

UPVC door with obscure glass panel to the rear elevation. Large storage cupboard benefitting from shelving. Continuation of the ceramic tiling to floor. Wooden door leading into;

### BATHROOM

Two obscure UPVC double glazed windows to the rear and side elevation. Three piece white suite comprising; Roll top bath with twin taps and wall mounted waterfall shower with additional shower head attachment, Pedestal wash hand basin with mixer tap over and low level W/C. Wall mounted towel warmer. Built in vanity unit above the sink benefitting from a mirror and shelving. Radiator. Continuation of the ceramic tiling to the floor.

### FIRST FLOOR LANDING

UPVC double glazed window to the side elevation. Stairs rising to second floor. Fitted carpet. Doors off to all rooms.

### BEDROOM ONE

Two UPVC double glazed windows to the front elevation. Decorative hanging light. Radiator. Fitted carpet.

### BEDROOM TWO

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

### BEDROOM THREE

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

### LOFT ROOM

Velux window to the rear elevation. Radiator. Fitted carpet.

### TENURE

Freehold.

### TOTAL FLOOR AREA

TBD

### COUNCIL TAX BAND

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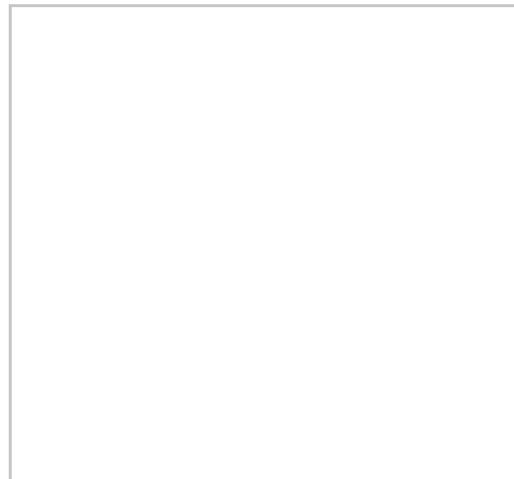
### MORTGAGE ADVICE

Free without obligation.

## Area Map



## Floor Plan



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