

# KNIGHTS



Residential & Commercial Sales and Letting Agents



## Kathleen Street

, Barry, CF62 6JY

Chain Free £165,000

Knights Estate Agents are delighted to offer for sale this three double bedroom mid-terraced property situated in popular Park Crescent, West end of Barry. Stones throw from Park Crescent shops. In walking distance of High Street and Barry train station providing links to Cardiff and Bridgend. In Romilly School catchment area. Close proximity of Romilly Park and Porthkerry Country Park.

Accommodation briefly comprising; Entrance hallway. Lounge. Dining Room. Kitchen and downstairs shower room. Three double bedrooms to the first floor. The property benefits from large enclosed rear garden, UPVC double glazing and gas/central heating via combination boiler.

OFFERED FOR SALE WITH NO CHAIN.

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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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## ENTRANCE

Via UPVC door with decorative obscure glass panels leading into;

## HALLWAY

Original coving and corbels. Staircase rising to first floor landing. Radiator. Fitted carpet. Door into;

## RECEPTION ROOM ONE

10'0" x 9'6"

UPVC double glazed window to the front elevation. Coving to ceiling. Two small built in storage cupboards. Radiator. Fitted carpet. Open to;

## RECEPTION ROOM TWO

12'4" x 10'0"

UPVC double glazed window to the rear elevation. Coving to ceiling. Feature fireplace with gas fire in situ. Radiator. Fitted carpet. Door into;

## KITCHEN

9'3" x 8'9"

UPVC double glazed window to the side elevation. Range of wall and base units with work surfaces over. Stainless steel sink and drainer with mixer tap over. Slot in cooker with four ring hob and extractor fan above. Large under stair storage cupboard. Ample room for upright fridge/freezer and undercounter white goods. Tiling to splash back areas. Tile effect flooring. Open to;

## REAR LOBBY

UPVC door with obscure glass panel to the rear elevation leading to the garden. Vinyl flooring. Door into;

## SHOWER ROOM

7'7" x 6'3"

UPVC double glazed obscure window to the rear elevation. Extractor fan. Three piece suite comprising; Low level W/C, pedestal wash hand basin with twin taps over and wall mounted shower. Tiling to splash back areas. Radiator. Wet room vinyl flooring.

## FIRST FLOOR LANDING

Access to loft space. Smoke detector. Built in storage cupboard. Fitted carpet. Doors off to all rooms.

## BEDROOM ONE

13'7" x 9'6"

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

## BEDROOM TWO

12'6" x 8'4"

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

## BEDROOM THREE

10'3" x 9'4"

UPVC double glazed window to the rear elevation. Built in storage cupboard. Radiator. Fitted carpet.

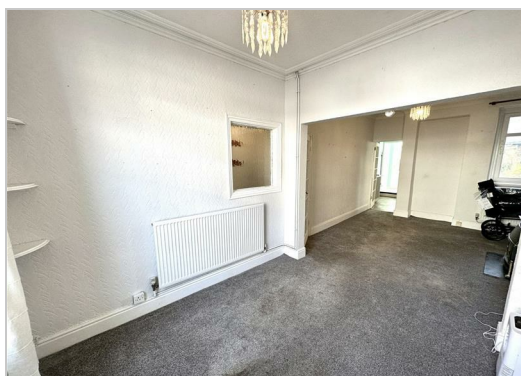
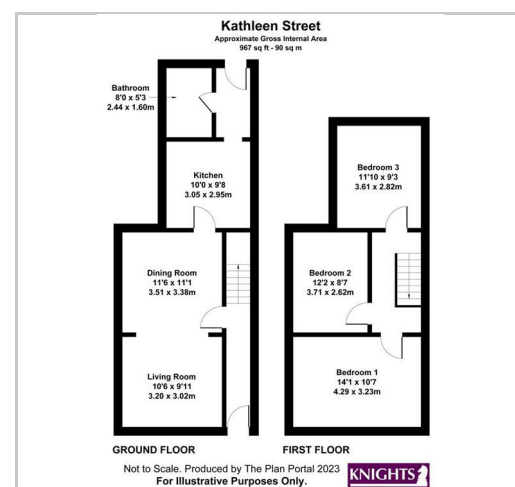
## GARDEN

Enclosed with stone walls. Mainly laid with lawn. Mature shrubs. Outside water tap. Timber gate to the rear giving lane access.

## Area Map



## Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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