

# KNIGHTS



Residential & Commercial Sales and Letting Agents



## Clifton Street

, Barry, CF62 7RG

£289,950

KNIGHTS are delighted to offer the sale of this wonderful property on Clifton Street, Barry. Situated in the highly desired West-End area and with three double bedrooms plus a loft room, this would make the perfect family home. Maintained to a superb standard, this property would be ready to move in to. In close proximity to local shops, schools, parks and public transport.

Property briefly comprising; Entrance, Porch, Hallway, Living room, Second reception room, Kitchen, Utility room and W/C to the ground floor. Three double bedrooms and family bathroom to the first floor. Converted loft room. Enclosed rear garden with lane access.

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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 composite door leading into;

**PORCH**

Original tiling to dado height. Coving to ceiling. Tiling to floor. UPVC door with obscure glass panel leading into;

**HALLWAY**

Original coving and corbels. Dado rail. Staircase rising to first floor landing with fitted carpet and large under stair storage cupboard. Radiator. Wood effect flooring. Doors off to all rooms.

**LIVING ROOM**

12'9" x 12'2"

UPVC double glazed bay window to the front elevation with fitted wooden shutters. Original coving and ceiling rose. Dado and picture rail. Feature fireplace with gas fire in situ. Radiator. Fitted carpet.

**KITCHEN**

12'1" x 10'2"

UPVC double glazed window to the side elevation. Coving to ceiling. Wood panelling to dado height. Range of modern wall and base units with work surfaces over, extending into a breakfast bar. Built in eye level double oven. Five ring gas hob with extractor fan above. One and a half bowl sink and drainer with mixer tap over. Radiator. Door into utility and open to;

**RECPETION ROOM TWO**

11'4" x 10'0"

UPVC double glazed window to the rear elevation overlooking the garden. Coving to ceiling. Dado rail. Original built in display/storage unit. Radiator. Fitted carpet.

**UTILITY ROOM**

10'7" x 10'2"

UPVC double glazed window to the rear elevation and door to the side elevation leading to the rear garden. Wood panelling to the walls. Range of wall and base units with work surfaces over. Ample space and plumbing for white goods. Wall mounted boiler. Tiling to floor. Door into;

**W/C**

3'9" x 3'2"

UPVC double glazed obscure window to the rear elevation. Wood panelling to walls. Low level W/C and wash hand basin with twin taps over. Continuation of the tiling to floor.

**FIRST FLOOR LANDING**

Coving to ceiling. Dado rail. Fitted carpet. Staircase rising to loft room. Large airing cupboard housing the hot water tank. Doors off to all rooms.

**BEDROOM ONE**

12'11" x 10'0"

Two UPVC double glazed windows to the front elevation with fitted wooden shutters. Coving to ceiling. Picture and dado rail. Range of built in wardrobes with sliding mirrored doors. Radiator. Fitted carpet.

**BEDROOM TWO**

11'5" x 10'1"

UPVC double glazed window to the rear elevation with views of Marine Drive. Coving to ceiling. Dado rail. Range of fitted wardrobes. Radiator. Fitted carpet.

**BEDROOM THREE**

10'4" x 7'5"

UPVC double glazed window to the rear elevation with views of Marine Drive. Dado rail. Radiator. Fitted carpet.

**BATHROOM**

7'5" x 6'6"

UPVC double glazed obscure window to the side elevation. Tiling to all walls. Three piece suite comprising; Low level W/C, pedestal wash hand basin with twin taps over and bath with mixer tap and shower attachment over. Heated towel rail. Vinyl flooring.

**LOFT ROOM**

12'4" x 11'9"

Large Velux window to the rear elevation with views of the sea and Marine Drive. Access to eaves storage. Fitted carpet.

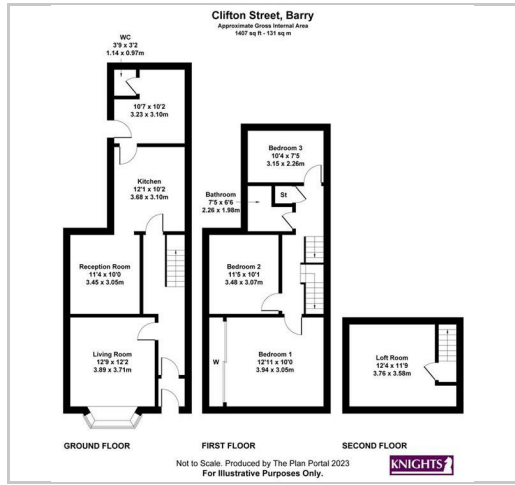
**REAR GARDEN**

Enclosed with stone walls and timber fencing. Laid with patio slabs. Raised patio area with timber pergola. 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 firms employment has the authority to make or give any representation or warranty in respect of the property.