

# KNIGHTS



Residential & Commercial Sales and Letting Agents



## Clive Road

, Barry, CF62 5UZ

£229,950

This three bedroom semi detached property situated on the popular Barry Island is now available with KNIGHTS. Extended to the ground floor and potential to extend on the first floor. The sunny, landscaped garden is south facing. With some cosmetic renovations, this would make a fantastic home.

Property briefly comprising of; Entrance hallway, Living room, Further reception room, Kitchen and W/C to the ground floor. Three bedrooms and family bathroom to the first floor. Loft is partially converted, ready for loft conversion.

FOLLOW OUR INSTAGRAM AND FACEBOOK FOR EXCLUSIVE CONTENT SUCH AS VIDEO TOURS, ADDITIONAL IMAGES AND NEW PROPERTIES.  
@KNIGHTSESTATEAGENTS

### 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.



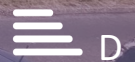
3



1



2



D



**ENTRANCE**  
Via wood effect UPVC door with obscure glass panel leading into;

**PORCH**  
UPVC double glazed windows to front and side elevation. Wooden door with obscure glass panel leading into;

**HALLWAY**  
Dado rail. Radiator. Staircase rising to first floor landing. Under stairs storage cupboard housing wall mounted combination boiler. Electric meter. Doors off to;

**RECEPTION ROOM TWO**  
13'11 x 10'4  
UPVC double glazed window to rear elevation. Picture rail. Gas fire in situ. Radiator. Fitted carpet.

**RECEPTION ROOM ONE**  
17'4 x 12'1  
UPVC double glazed windows to front and rear elevation. Coving to ceiling. Dado rail. Radiator. Fitted carpet.

**KITCHEN**  
14'4 x 9'9  
UPVC double glazed window to front elevation. UPVC door with obscure glass panel to front elevation. UPVC door with obscure glass panel to rear elevation giving access to rear garden. Range of wall and base units. Stainless steel sink and drainer with mixer tap over. Radiator. Tiling to splash back areas. Laminate work surfaces with matching splash backs. Tiling to floor.

**REAR GARDEN**  
Enclosed with brick walls. Split level garden layered with decking, patio and lawn. Two timber built sheds. One large brick built shed.

**OUTDOOR W/C**  
6'6 x 4'7  
Low level w/c. Wash hand basin with twin taps over. Outside water tap. Tiling to floor.

**FIRST FLOOR LANDING**  
Access to loft space. Continuation of dado rail. UPVC double glazed window to front elevation. Fitted carpet. Doors off to all rooms.

**BEDROOM ONE**  
14'2 x 9'4  
Two UPVC double glazed windows to rear elevation. Radiator. Fitted carpet.

**BEDROOM TWO**  
10'4 x 10'4  
Two UPVC double glazed windows to rear elevation. Built in storage cupboard benefitting from shelving. Radiator. Fitted carpet.

**BEDROOM THREE**  
9'1 x 7'9  
Two UPVC double glazed windows to front elevation. Radiator. Fitted carpet.

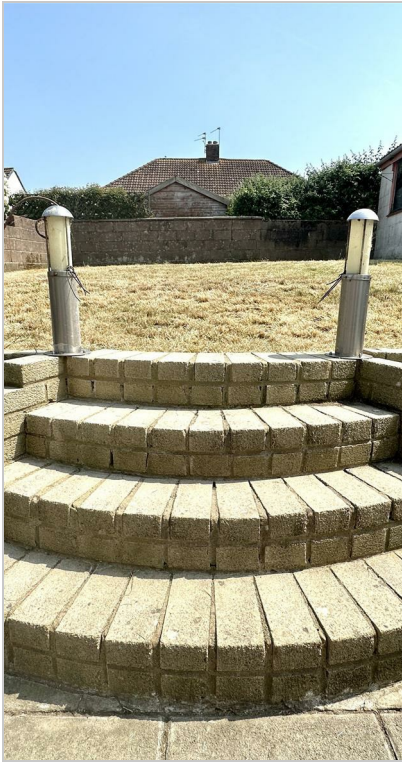
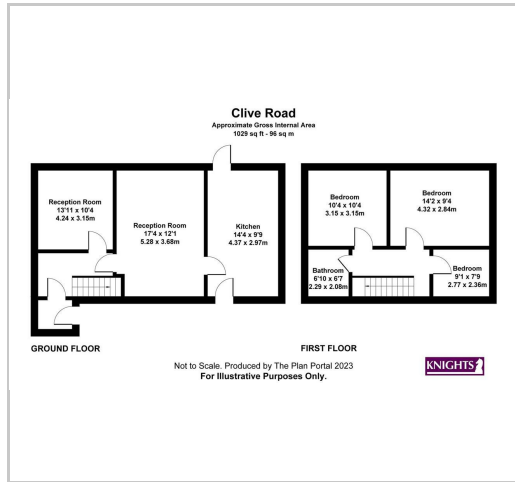
**BATHROOM**  
6'10 x 6'7  
UPVC double glazed obscure window to front elevation. Three piece suit comprising of corner bath with twin taps over. Wall mounted mixer shower. Low level w/c. Pedestal wash hand basin with twin taps over. Radiator. Tiling to all walls. Vinyl flooring.

**LOFT**  
Boarded. Two UPVC felux windows. Fitted carpet.

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.