

# KNIGHTS



Residential & Commercial Sales and Letting Agents



## Barrians Way

, Barry, CF62 8JG

£160,000

This modern, beautifully presented two bedroom flat situated in the West End of Barry, is now available with KNIGHTS. Close to local amenities such as shops, public transport and situated in a popular school catchment area. This property benefits from personal off road parking space.

Property briefly comprising of; Hallway, Living room, Kitchen, Shower room and Two double bedrooms.

### 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

Intercom system.

## ENTRANCE

Via wooden door leading into;

## HALLWAY

Coving to ceiling. Two large storage cupboards providing ample shelving and hanging space. Wall mounted electric heater. Wood effect flooring. Doors off to all rooms.

## LIVING ROOM

13'3" x 13'2"

UPVC double glazed French doors to the front elevation with Juliet balcony. Coving to ceiling. Dado rail. Wall mounted electric heater. Continuation of the wood effect flooring.

## KITCHEN

13'9" x 8'11"

UPVC double glazed window to the rear elevation. Coving to ceiling. Range of high gloss wall and base units with complimentary work tops over. Stainless steel sink and drainer with mixer tap over. Four ring induction hob with extractor fan above. Built in oven. Tiling to splash back areas. Integrated fridge/freezer and dishwasher. Plumbing and space for undercounter white goods. Tiling to floor.

## SHOWER ROOM

UPVC double glazed obscure window to the rear elevation. Three piece suite comprising of walk in shower cubicle, pedestal wash hand basin and low level w/c. Tiling to all walls and floor.

## BEDROOM ONE

16'3 x 9'9"

UPVC double glazed window to the front elevation. Coving to ceiling. Wall mounted electric heater. Fitted carpet.

## BEDROOM TWO

12'1" x 9'6"

UPVC double glazed window to the rear elevation. Coving to ceiling. Wall mounted electric heater. Fitted carpet.

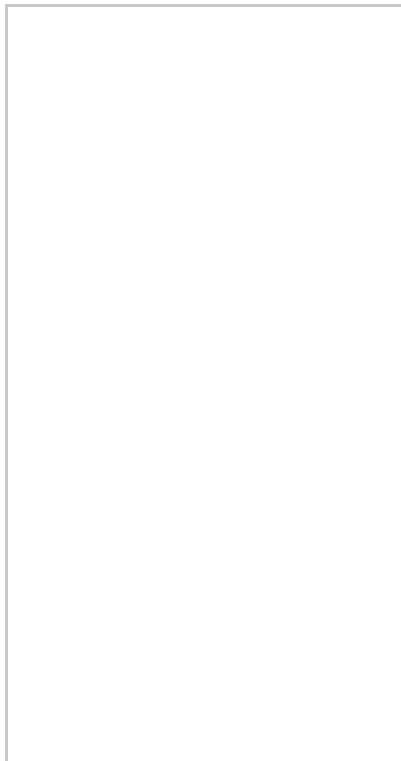
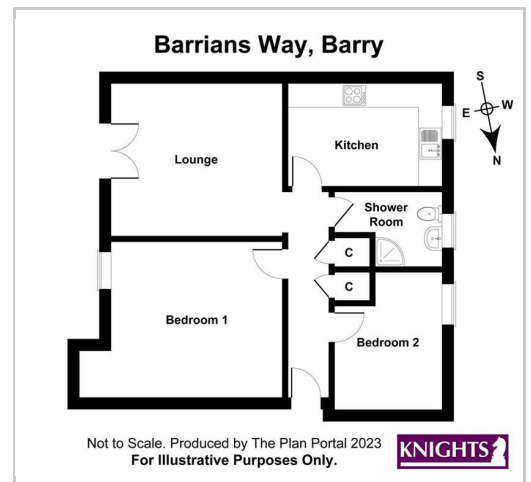
## COMMUNAL GARDEN

Laid to lawn.

## Area Map



## Floor Plan



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