

# KNIGHTS



Residential & Commercial Sales and Letting Agents



## Gladstone Road

, Barry, CF62 8NB

Offers Over £270,000

Knights are delighted to offer for sale this traditional three bedroom family property situated on Gladstone Road. In walking distance of Holton Road shopping thoroughfare. Within easy access to local amenities and public transport providing links to Cardiff, Bridgend and Penarth.

Accommodation briefly comprising; Porch. Entrance Hallway. Lounge. Dining Room. Kitchen, Three bedrooms and family bathroom to the first floor with access to loft space. Enclosed garden and forecourt. The property also benefits from UPVC double glazing throughout and gas central heating via combination boiler.

### 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 glass panel leading into;

## PORCH

Original coving to ceiling. Tiling to all walls and floor. Wooden door with obscure decorative glass panel leading into;

## HALLWAY

Original coving and corbels to ceiling. Stairs rising to first floor landing with undertsier storage. Doors off to all rooms.

## LIVING ROOM

14'10" x 12'10"

UPVC double glazed bay windows to the front elevation. Original coving and ceiling rose. Picture rail. Original fireplace in situ. Radiator. Wopod effect flooring.

## DINING ROOM

13'2" x 11'1"

UPVC double glazed window to the rear elevation. Original coving and ceiling rose. Picture rail. Feature coal effect gas fire in situ. Radiator. Fitted carpet.

## KITCHEN

14'10" x 9'8"

UPVC double glazed window to the side elevation. UPVC double glazed patio doors to the rear elevation. Spotlights and coving to ceiling. Range of wall and base units with laminate work surfaces over. Four ring gas hob with extractor fan above, Eye level double oven. Integrated fridge/freezer, dish washer and washer/dryer. Wine cooler. Stainless steel one and a half bowl sink and drainer with mixer tap over. Additional floor, under counter and cupboard lights. Storage cupboard. Radiator. Tiling to floor.

## FIRST FLOOR LANDING

Split level landing. Picture rail. Radiator. Large fitted storage cupboard. Fitted carpet. doors off to all rooms.

## BEDROOM ONE

15'9" x 14'6"

UPVC double glazed bay window to the front elevation and additional UPVC double glazed window. Original coving to ceiling. Picture rail. Range of fitted wardrobes. Radiator. Wood effect flooring.

## BEDROOM TWO

13'3" x 11'9"

UPVC double glazed window to the rear elevation. Coving to ceiling. Dado rail. Range of fitted wardrobes with over head storage. radiator. Fitted carpet.

## BEDROOM THREE

11'5" x 9'6"

UPVC double glazed window to the rear elevation. Coving to ceiling. Dado rail. Fitted cupboard housing the combination boiler. Radiator. Fitted carpet.

## BATHROOM

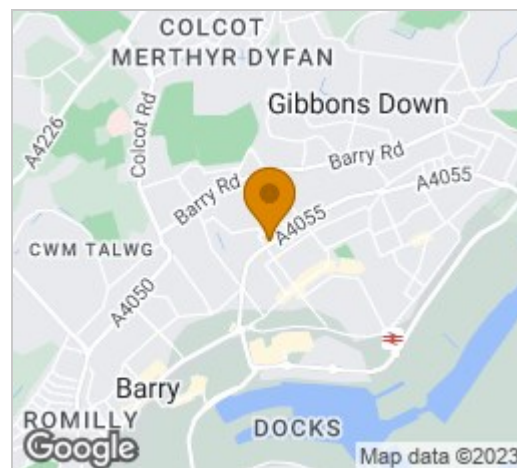
UPVC double glazed obscure window to the side elevation. Tiling to all walls. Three piece suite comprising white panel bath with mixer tap and waterfall shower above, low level w/c and vanity unit housing the wash hand basin. Heated towel rail. Laminate flooring.

## GARDEN

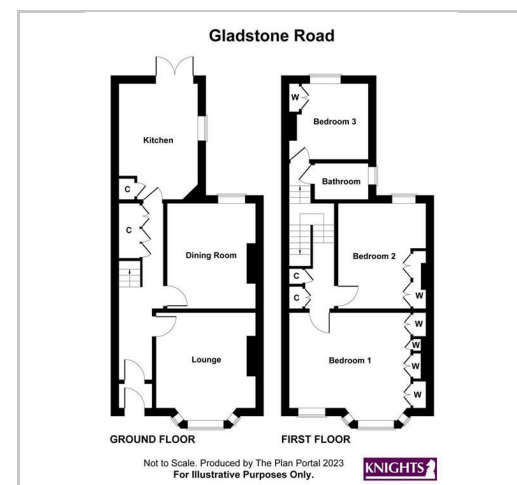
Enclosed in stone wall and timber fencing. Mainly laid to lawn, Garden shed for storage.

## FRONT ELEVATION

## 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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