

# KNIGHTS



Residential & Commercial Sales and Letting Agents



## Commercial Road

, Barry, CF63 1BW

£170,000

This well presented, four-bed terraced property is now for sale with KNIGHTS. Currently offered for sale with no on-going chain, it would make a great first time buy or investment opportunity. It has a modern, newly fitted kitchen and bathroom as well as an upgraded boiler system. Located near local amenities such as shops, schools and public transport.

Property briefly comprising; Entrance hallway, Open living/dining room, Kitchen and family bathroom to the ground floor. Three double bedrooms and a further single bedroom to the first floor. Enclosed rear garden backing onto a woodlands area.

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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 obscure glass panel leading into;

## PORCH

Decorative tiling to dado height. Open to;

## HALLWAY

Staircase rising to first floor landing with under stair storage cupboard and further storage space. Radiator. Fitted carpet. Doors off to kitchen and reception room.

## OPEN LIVING/DINING ROOM

22'2" x 11'9"

UPVC double glazed windows to the front and rear elevation. Feature fireplace in situ. USB power points. Two radiators. Fitted carpet.

## KITCHEN

11'6" x 8'8"

UPVC double glazed window to the side elevation. Modern range of wall and base units with work surfaces over. One unit concealing the wall mounted combination boiler. Stainless steel sink and drainer with mixer tap over. Built in oven with four ring gas hob and extractor fan above. Marble effect tiling to the splashback areas and to dado height. Wood effect flooring. Open to;

## REAR LOBBY

3'8" x 3'5"

UPVC door with obscure glass panel to the side elevation giving access to the rear garden. Continuation of the wood effect flooring. Door into;

## BATHROOM

8'5" x 8'5"

UPVC double glazed obscure windows to the rear and side elevation. Three piece suite comprising; low level w/c, wash hand basin

with mixer tap over and bath with mixer tap, handheld shower attachment and waterfall shower over. Tiling to splashback areas and to dado height. Heated towel rail. Wood effect flooring.

## FIRST FLOOR LANDING

Access to loft space. Fitted carpet. Doors off to all rooms.

## BEDROOM ONE

12'0" x 9'0"

UPVC double glazed window to the front elevation. Radiator. Fitted carpet.

## BEDROOM TWO

11'6" x 8'5"

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

## BEDROOM THREE

10'8" x 9'1"

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

## BEDROOM FOUR

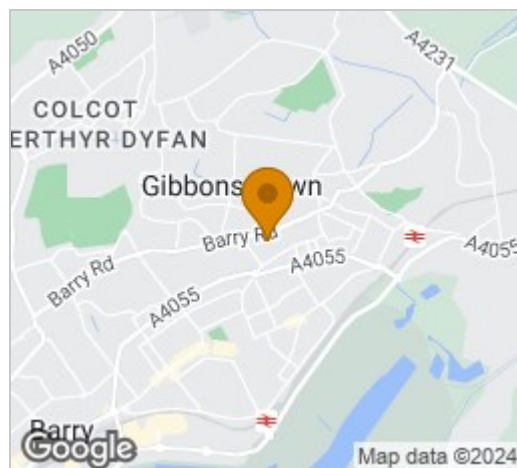
11'2" x 5'8"

UPVC double glazed window to the front elevation. Fitted carpet.

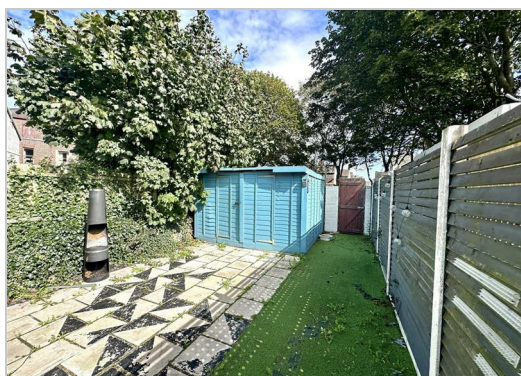
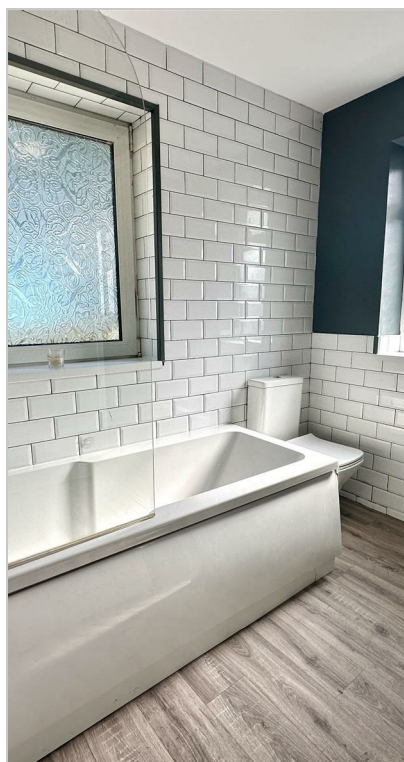
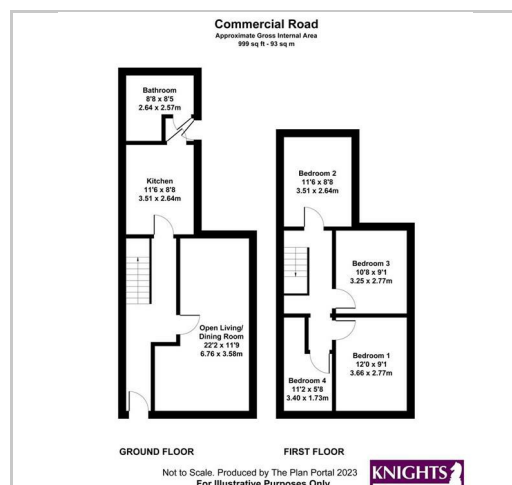
## REAR GARDEN

Sunny rear garden enclosed with brick wall and timber fencing. Mainly laid with patio slabs. Timber shed to remain. Timber gate to the rear giving rear access.

## Area Map



## Floor Plan



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