



## Bell Street , Barry, CF62 6JT £175,000

Knights Estate Agents are delighted to offer for sale this two bedroom mid-terrace property situated in popular Park Crescent, West end of Barry. Stones throw from Park Crescent shops. In walking distance of High Street and Barry train station providing links to Cardiff and Bridgend. In Romilly School catchment area. Close proximity of Romilly Park and Porthkerry Country Park.

Accommodation briefly comprising; Entrance hallway. Lounge. Dining Room and Kitchen. Two bedrooms to the first floor and family bathroom. The property benefits from enclosed rear garden, UPVC double glazing and gas/central heating via combination boiler.

OFFERED FOR SALE WITH NO CHAIN.

### 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.



## ACCOMMODATION

### ENTRANCE

Via UPVC double glazed door leading into:

### INNER PORCH

Wall mounted electric consumer unit/fuses. Fitted carpet. Door leading into:

### LOUNGE/DINING ROOM

23'4 x 12'1

UPVC double glazed windows to front and rear elevations. Coving to ceiling. Stairs rising to first floor landing with under stairs storage cupboard. Dado rail. Smoke detector. Built in cupboard housing gas meter. Wall mounted central heating thermostat. Two radiators. Power points. Fitted carpet. Door leading into:

### KITCHEN

17'11 x 7'4 max

UPVC double glazed windows to side and rear elevation. UPVC double glazed door to side leading out to garden. Range of White wall and base units with laminate worktops over. Stainless steel sink and drainer with mixer tap. Built in oven with four ring gas hob and extractor fan over. Plumbing for washing machine. Space for upright fridge freezer. Tiling to splash back areas. Smoke detector. Power points. Wall mounted Worcester combination boiler. Vinyl flooring.

### FIRST FLOOR LANDING

Access to loft space. Coving to ceiling.

Radiator. Smoke detector. Doors to rooms. Fitted carpet.

### BEDROOM ONE

12' x 10'4

Two UPVC double glazed windows to front elevation. Coving to ceiling. Radiator. Power points. Fitted carpet.

### BEDROOM TWO

12'5 x 6'9

UPVC double glazed window to rear elevation. Coving to ceiling. Radiator. Power points. Fitted carpet.

### BATHROOM

9'1 x 7'

Obscure UPVC double glazed window to rear elevation. White suite comprising bath with twin taps, shower over and glass shower screen. Low level w.c and wash hand basin with pedestal and twin taps. part tiled to walls. Radiator. Vinyl flooring.

### OUTSIDE REAR

Enclosed within block walls. Low maintenance garden laid to patio slabs. Timber gate giving access to rear lane. Outside water tap.

### TENURE

tbc

### COUNCIL TAX BAND

tbc

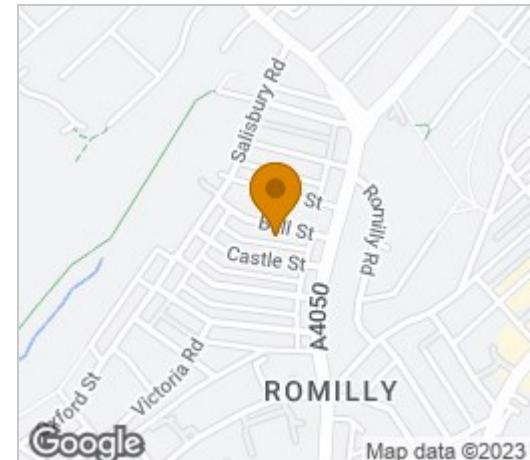
### FLOOR AREA

tbc

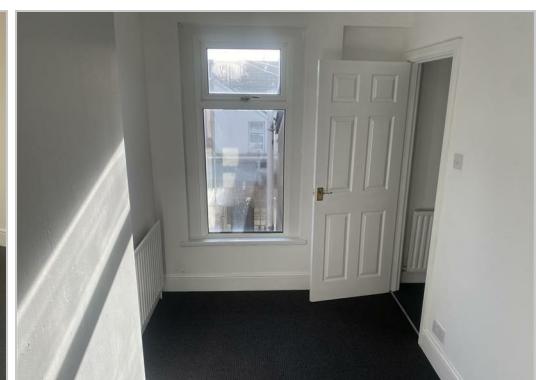
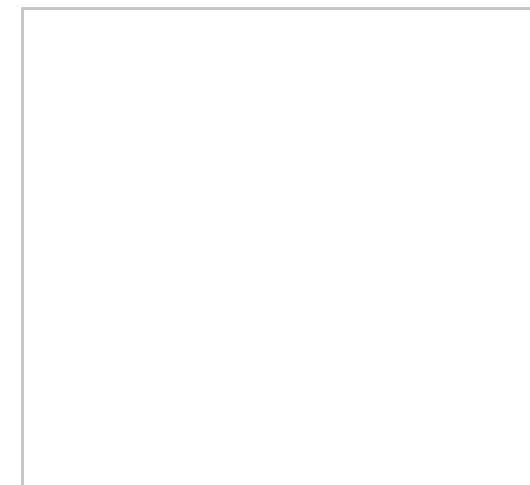
### MORTGAGE ADVICE

Free without obligation.

## Area Map



## Floor Plan



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