

KNIGHTS



Residential & Commercial Sales and Letting Agents



Park Avenue

, Barry, CF62 7RL

£345,000

KNIGHTS are delighted to offer this beautiful, unique property situated on Park Avenue, Barry. Boasting spectacular sea views and modern floorplan, this property is a must see. Renovated to a very high standard, including kitchen, bathrooms and exterior. Close to local shops, schools and public transport routes. Also nearby beaches, coastal paths and Vale parks.

Property briefly comprising; Entrance porch, Open plan Living/Dining/Kitchen and w/c/Utility to the ground floor. Large double bedroom with balcony, shower room and office space/nursery to the first floor. Another large double bedroom with en-suite and balcony to the second floor. Enclosed rear garden.

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



2



1



C

ENTRANCE

Via composite door with decorative obscure glass panels leading into;

PORCH

UPVC double glazed windows to the front and side elevation with built in venetian blinds. Radiator. Tile effect flooring. Doors leading to living room and W/C.

LIVING/DINING ROOM

15'1" x 14'7"
UPVC double glazed bay window to the front elevation with fantastic views to the sea and built in roller blinds. Coving to ceiling. Feature fireplace with tiled hearth. Modern tall radiator. Wood effect flooring. Open to;

KITCHEN

15'1" x 10'8"
UPVC double glazed window and door to the rear elevation overlooking and leading to the rear garden. Coving and spotlights to ceiling. Range of wall and base units with work surfaces over. Matching island with granite work surfaces over. Composite one and a half bowl sink and drainer with mixer tap over. Tiling to splash back areas. Built in oven with four ring gas hob and extractor fan above. Integrated Fridge, Freezer and Dishwasher. Staircase rising to first floor landing with fitted carpet and under stair storage cupboard. Modern tall radiator. Wood effect flooring.

W/C/UTILITY ROOM

7'7" x 5'0"
UPVC double glazed obscure window to the side elevation. Low level W/C. Base units with work surfaces and stainless steel sink with mixer tap over. Tiling to splash back areas. Ample space and plumbing for undercounter white goods. Large storage cupboard. Radiator. Tile effect flooring.

FIRST FLOOR LANDING

UPVC double glazed window to the rear elevation. Smoke detector. Radiator. Fitted carpet. Large storage cupboard. Doors off to all rooms.

BEDROOM ONE

14'7" x 14'1"
UPVC double glazed bay window to the front elevation with built in roller blinds, and door to the side elevation

leading to the balcony. Beautiful sea views. Radiator. Fitted carpet.

Balcony enclosed with glass balustrade and laid with artificial grass; providing a peaceful place to enjoy the incredible views. Power points.

OFFICE/NURSERY

6'9" x 4'10"
UPVC double glazed window to the side elevation. Wall mounted combination Baxi boiler. Radiator. Wood effect flooring.

SHOWER ROOM

7'10" x 3'10"
UPVC double glazed obscure window to the rear elevation. Three piece suite comprising; Low level W/C, Vanity unit housing the wash hand basin with mixer tap over. Walk in double shower cubicle with wall mounted mixer shower. Tiling to splash back areas. Modern tall radiator. Tile effect flooring.

BEDROOM TWO

15'10" x 15'10"
Door and staircase rising to bedroom two. UPVC double glazed doors to the front balcony enjoying panoramic sea views and window to the side elevation. Access to eaves storage. Build in wardrobe with shelving and hanging space. Radiator. Fitted carpet. Door into;

EN-SUITE

9'0" x 5'10"
Velux window to the side elevation. Access to eaves storage. Vanity unit housing the low level W/C and wash and wash hand basin with mixer tap over. Bath with mixer tap over. Radiator. Tile effect flooring.

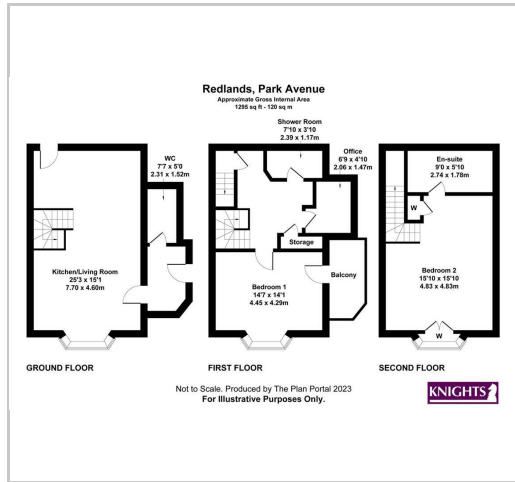
REAR GARDEN

Enclosed with feather edged fencing. Laid with Indian Sandstone slabs with raised decking area. Large storage area.

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.