

# KNIGHTS



Residential & Commercial Sales and Letting Agents



## Dyfrig Street

, Barry, CF62 5TW

No Offers £295,000

Knights Estate Agents are delighted to offer a rare opportunity to purchase this three bedroom semi detached property situated on the highly sought Barry Island. In walking distance of local school, beaches, cafés and train station providing links to Barry, Bridgend and Cardiff.

Accommodation briefly comprising; Porch. Entrance Hallway. Two Reception Rooms, Kitchen and w/c to the ground floor. Three bedrooms and bathroom to the first floor. The property is enjoying views across Barry Docks, The Waterfront and Bristol Channel beyond with enclosed rear garden.

OFFERED FOR SALE WITH NO ONWARD CHAIN

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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.



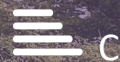
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## ENTRANCE

Via UPVC door with obscure glass panel leading into;

## HALLWAY

Coving to ceiling. Dado Rail. Radiator. Fitted carpet. Stair case rising to;

## LIVING ROOM

14'2 x 13'2

UPVC double glazed bay windows to front elevation. Coving to ceiling. Ceiling rose. Radiator. Fitted carpet.

## RECEPTION ROOM TWO

13'3 x 12'1

UPVC sliding doors to rear elevation overlooking garden. Coving to ceiling. Radiator. Fitted carpet.

## KITCHEN

UPVC double glazed window to side elevation. Range of wall and base units with work surfaces over. Room for slot in oven. Space and plumbing for white goods. Stainless steel sink and drainer with mixer tap over. Under stairs storage cupboard. Tiling to dado height and to splash back areas. UPVC door with obscure glass panel leading to;

## REAR LOBBY

Two UPVC doors with obscure glass panel to both side elevations giving access to rear and front garden.

## DOWNSTAIRS W/C

Obscure window to side elevation. Low level W/C.

## STORAGE CUPBOARD

Large storage cupboard with obscure window to rear elevation off rear lobby. Wall mounted combination boiler.

## FIRST FLOOR LANDING

UPVC double glazed window to side elevation. Coving to ceiling. Ceiling rose. Built in storage cupboard. Access to loft space. Fitted carpet. Doors off to all rooms.

## BEDROOM ONE

14 x 13'4

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

## BEDROOM TWO

13'4 x 12

UPVC double glazed window to rear elevation. Coving to ceiling. Range of built in wardrobes. Radiator. Fitted carpet.

## BEDROOM THREE

8'3 x 8'2

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

## BATHROOM

6'8 x 5'11

UPVC double glazed window to rear elevation. Coving to ceiling. Three piece suite comprising of bath with twin taps and shower attachment over, Pedestal wash hand basin with twin taps over and Low level w/c. Radiator. Tiling to splash back areas. Fitted carpet.

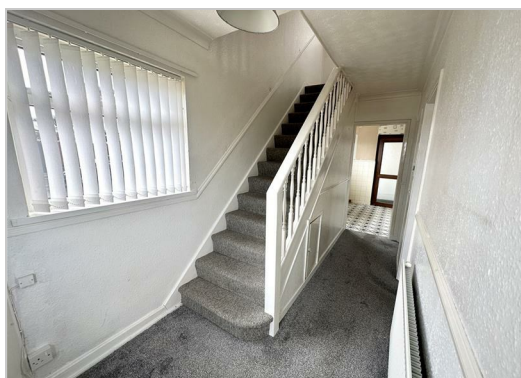
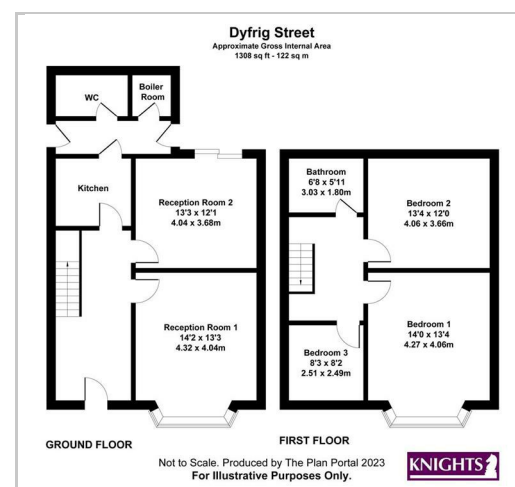
## REAR GARDEN

Enclosed with stone walls. Off road parking. Timber gate to side elevation giving access. Decking area. Patio slabs and lawn.

## 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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