

26 Wenvoe Terrace
Barry
The Vale Of Glamorgan
CF62 7ES

£295,000



- TRADITIONAL DOUBLE BAY FRONTED
- THREE BEDROOM
- WELL PRESENTED
- LOFT ROOM
- LANDSCAPED GARDEN
- CHANNEL VIEWS
- DOWNSTAIRS BATHROOM
- UPSTAIRS SHOWER ROOM
- CLOSE TO AMENITIES
- CLOSE TO BEACHES

Ref: PRB10157

Viewing Instructions: Strictly By Appointment Only



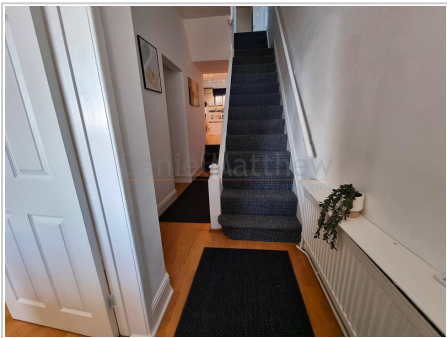
General Description

CHANNEL VIEWS Daniel Matthew estate agents are pleased to offer to the market this traditional double bay fronted property in the West end of Barry. The property comprises of hallway, shower room and open planned kitchen/dining room to the ground floor, landing three bedrooms and a family bathroom to the first floor and a loft room. The property benefits from double glazing, gas central heating a landscaped rear garden and panoramic views across the Bristol channel. Situated in close proximity to the popular high street with all local amenities. A short distance to The good sheds urban high street with its boutique shops and eateries. Barry Island seaside resort is also a short distance away. Call 01446 502806 to book to view.

Accommodation

Entrance

Steps leading up to the entrance open porch via raised forecourt. PVC door with glazed panel opening into :-



Hallway

Wood effect laminate flooring, radiator spindled balustrade rising to first floor with fitted carpet and under stairs storage cupboard. Doors leading into :-



Lounge (19' 06" Max x 12' 05" Max) or (5.94m Max x 3.78m Max)

Wood effect laminate flooring, radiator. Feature open fireplace. Bay window to front with Channel views.

Bathroom (10' 06" Max x 7' 07" Max) or (3.20m Max x 2.31m Max)

Tile effect vinyl flooring, close coupled WC, wash hand basin inset into a vanity unit and a panelled bath. Half tiled walls. Built in airing cupboard. Obscure window to rear.

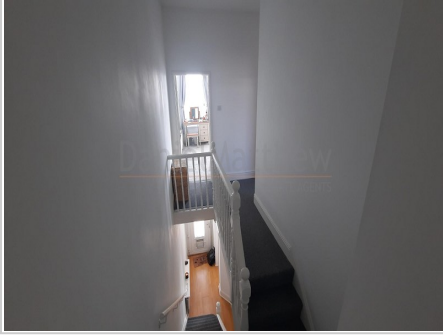
Dining Area (13' 05" x 9' 11") or (4.09m x 3.02m)

Wood effect laminate flooring. Window to side elevation, recess for dresser. Radiator. Steps with ranch style balustrade rising into :-



Kitchen (12' 11" x 11' 05") or (3.94m x 3.48m)

Tile effect vinyl flooring. A range of base and eye level units with complementing work surfaces and breakfast bar,. Inset one and a half bowl sink with mixer tap over. Built in double oven and microwave. five ring gas burner hob with stainless steel splash back and cooker hood. Integrated dishwasher, fridge and two freezers. Space and plumbing for washing machine. Wall mounted cupboard housing combination boiler. Flat plastered ceiling with recessed lighting. Windows to both side and rear elevations. Half glazed PVC door giving access to rear garden.



Landing

Fitted carpet, spindled balustrade. Paddle staircase rising to loft room. Doors into all bedrooms, shower room and loft room :-



Bedroom One (16' 09" Max x 15' 0" Max) or (5.11m Max x 4.57m Max)

Fitted carpet, neutral decor. Radiator. Bay window to front with panoramic views over Barry waterfront and across the Bristol channel. Further window to front.



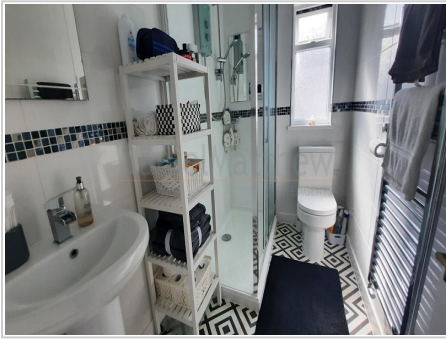
Bedroom Two (11' 04" Max x 7' 11" Max) or (3.45m Max x 2.41m Max)

Fitted carpet, radiator. Window to rear. Flat plastered walls. Neutral decor.



Bedroom Three (12' 02" Max x 10' 07" Max) or (3.71m Max x 3.23m Max)

Fitted carpet, radiator, window to rear. Recess under stairs storage. Flat plastered walls neutral decor.



Shower Room

Vinyl tile effect flooring a three piece suite comprising of close coupled WC, pedestal wash hand basin and a double shower cubicle with electric shower over. Obscure window to side. Heated towel rail.



Loft Room (15' 06" x 11' 01") or (4.72m x 3.38m)

Fitted carpet, Ranch style balustrade. Storage into eaves. Radiator. Velux windows to both front and rear.

Rear Garden

The rear garden is enclosed and tiered. There is a tiled patio area, steps leading up to a composite decked area with Garden shed to remain. Shingled borders and mature planting. Gate giving rear access.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: D61

Tenure

We are informed that the tenure is Freehold

Length of lease: .

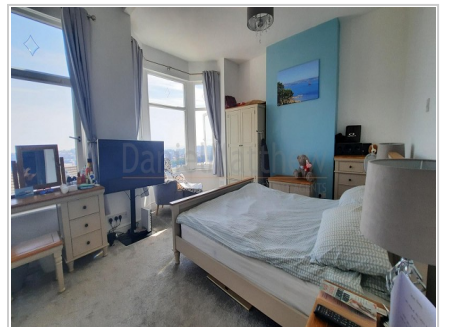
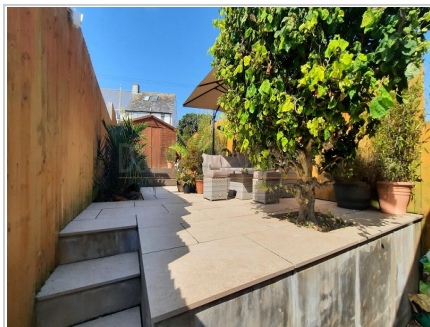
Ground Rent

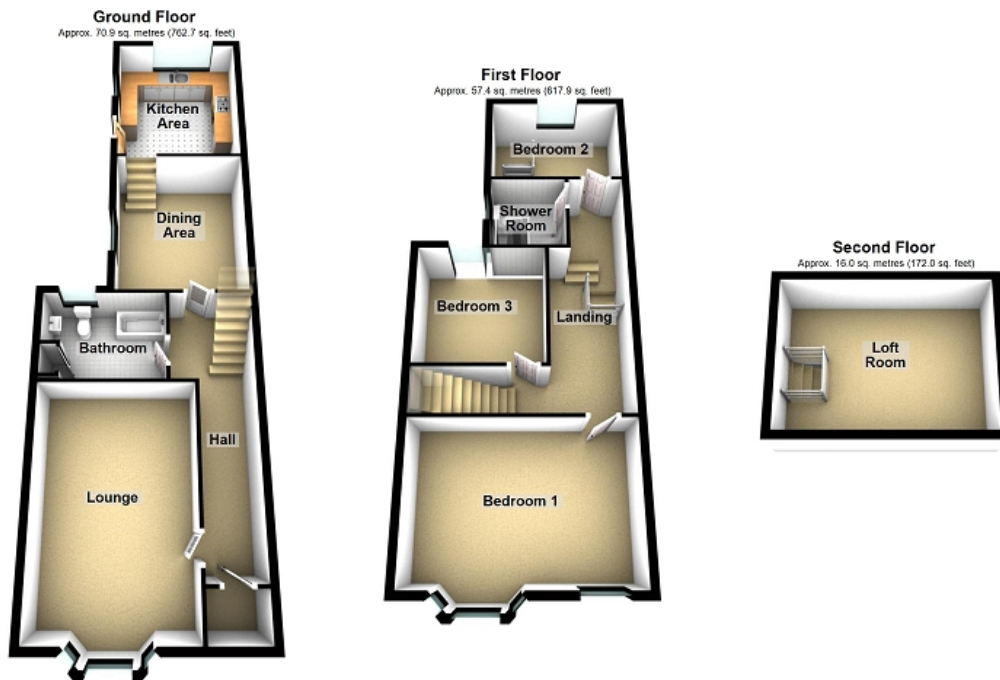
Service Charge

Council Tax

Band Not Specified

Deposit: £0.00





Total area: approx. 144.2 sq. metres (1552.6 sq. feet)

Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.