

1 Greenwood Street  
Barry  
The Vale Of Glamorgan  
CF63 4JJ

£170,000



- THREE BEDROOMS
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- TOWN CENTRE LOCATION
- NO ONGOING CHAIN
- VIEWING'S RECOMMENDED
- NEUTRAL DECOR



Ref: PRB10185

Viewing Instructions: Strictly By Appointment Only

## General Description

DANIEL MATTHEW ESTATE AGENTS ARE PLEASED TO OFFER FOR SALE. This flush fronted end of terraced property comprises of inner porch, lounge/dining room and fitted kitchen to ground floor. Landing, three bedrooms and a family bathroom to first floor. Benefiting from double glazing and gas central heating and an enclosed rear garden. Situated in the town centre of Barry close to all the local amenities that it has to offer including shops, schools and public transport offering easy access into Cardiff city centre. Offered for sale with no ongoing chain. Please call 01446 502806 to arrange your appointment to view.

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## Accommodation

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### Entrance Porch

Enter through a PVC door. Fitted carpet. Panelled door into :-

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### Lounge/Diner (22' 06" x 13' 05") or (6.86m x 4.09m)

Wood effect laminate flooring, Flat plastered walls and ceiling. neutral decor. Windows to both front and rear. Two radiators. Staircase rising to first floor with fitted carpet, spindled balustrade and under-stairs storage cupboard. Doorway into :-

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### Kitchen (9' 05" x 8' 05") or (2.87m x 2.57m)

Continuation of flooring. A range of base and eye level units with complementing work surfaces. Inset one and a half bowl sink with mixer tap over. Built in oven and four ring gas burner hob with extractor fan over. Metro style tiling to splash backs. Spaces for fridge/freezer and washing machine. Wall mounted combination boiler. Window to rear. Half glazed PVC door giving access to rear garden.

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## Landing

Fitted carpet, neutral decor. Flat plastered ceiling with loft access. Doors into :-

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### Bedroom One (13' 09" x 9' 04") or (4.19m x 2.84m)

Fitted carpet, flat plastered walls and ceiling. Radiator. Neutral decor. Two windows to front elevation.

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### Bedroom Two (10' 06" x 6' 06") or (3.20m x 1.98m)

Fitted carpet, radiator, neutral decor. Window to rear elevation.

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### Bedroom Three (8' 06" x 8' 04") or (2.59m x 2.54m)

Fitted carpet, flat plastered walls and ceiling. Neutral decor. Window to side. Radiator.

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### Bathroom (10' 03" Max x 5' 06") or (3.12m Max x 1.68m)

Ceramic tiled flooring. A three piece suite in white comprising of close coupled WC, wash hand basin inset into a vanity unit and a panelled bath with bi folding shower screen and rain shower over running from mains. Obscure window to rear. Partially tiled walls. Flat plastered ceiling with recessed lighting and extractor fan.

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### Garden

Enclosed rear garden which is mainly laid to lawn. Gate giving side access.

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## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: D62

## Tenure

We are informed that the tenure is Freehold

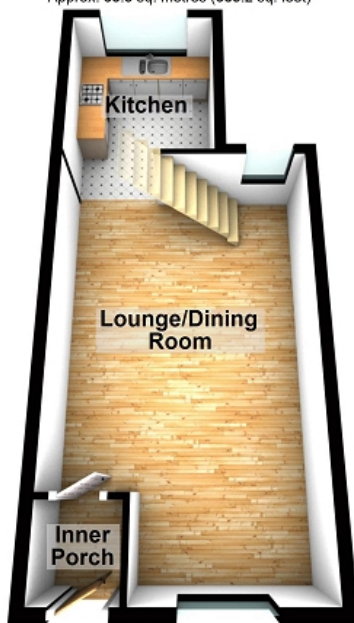
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### Ground Floor

Approx. 35.8 sq. metres (385.2 sq. feet)



### First Floor

Approx. 34.9 sq. metres (376.2 sq. feet)



Total area: approx. 70.7 sq. metres (761.4 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.*