



## 19 Newland Street, Barry

**£220,000**

\*\*\* NEW \*\*\* Priory Estates are delighted to offer to the market this much loved traditional property situated in the heart of Barry and within walking distance to the town centre. Briefly comprising entrance hallway, through lounge/dining room, fitted kitchen, ground floor shower room and to the first floor are three double bedrooms and a family bathroom. Outside to the front is a forecourt and to the rear is a splendid established mature garden offering mature trees and shrubs. Benefitting from many traditional features and boasting warmth and charm throughout early viewing is highly recommended.





# 19 Newland Street, Barry

## Entrance Hallway

Entered via hardwood front door. Engineered oak flooring. Radiator. Dado rail. Carpeted stairs to first floor accommodation. Stairs to Lounge/Dining Room, Sitting Room and storage cupboard.

## Lounge/Dining Room 26'1 x 22' (7.95m x 6.71m)

Lounge Area: Bay window to the front. Engineered oak flooring. Radiator. Picture rail. Dual fuel burner on tiled hearth. Open to Dining Area: Double glazed patio doors to the rear offering access to the garden. Continuation of flooring. Radiator.

## Sitting Room 15'3 x 10'2 (4.65m x 3.10m)

Double glazed sash window to the side. Fitted carpet. Radiator. Doors to spacious under stairs storage cupboard. Door to Kitchen.

## Kitchen 10'8 x 9'2 (3.25m x 2.79m)

Fitted Kitchen to comprise a range of base and wall units with wood block work surfaces incorporating sink with mixer tap over. Recess and plumbing for three appliances and space for fridge/freezer and double range oven. Breakfast bar of similar finish to work surfaces. Ceramic tile to splash back and floor. Double glazed window to the side and stable door providing access to the rear garden.

## Shower Room/W.c

Suite to comprise closed cister w.c, wash hand basin and glazed shower enclosure with shower in situ. Ceramic tile to splash back. Chrome heated towel rail.

## First Floor Accommodation

Carpeted stairs rising to split level landing. Fitted carpet. Doors to all first floor rooms. Access to attic via pull down ladder.

## Bedroom One 15'4 x 10'10 (4.67m x 3.30m)

Main double bedroom with two windows. Exposed floor boards. Radiator.

## Bedroom Two 12'3x 9'1 (3.73m x 2.77m)

Double glazed window to the rear. Fitted carpet. Radiator. Fitted wardrobe.

## Bedroom Three 9'11 x 9'1 (3.02m x 2.77m)

Double glazed window to the rear. Cupboard housing gas combination central heating boiler. Radiator. Fitted carpet.

## Bathroom

Double glazed window to the side. Non slip vinyl flooring. Heated chrome towel rail. Closed cistern w.c, floating wash hand basin and bath with shower over. Ceramic tile to splash back areas. Storage cupboard.

## Outside

To the front: Forecourt.

To the rear: A northerly facing garden means lots of sun and natural light. An established rear garden with a paved patio area, beautifully arranged mature trees and shrubs. Raised borders a timber shed and a further decked area. Gated lane access.

