



12 Castleland Street  
Barry, CF63 4LN





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**£210,000** Freehold

### 3 Bedrooms : 2 Bathrooms : 1 Reception Rooms

Watts & Morgan are delighted to market this recently renovated, traditional, three bedroom mid-terrace property. Conveniently located to Cardiff City Centre and the M4 Motorway. The property briefly comprises; hallway, open plan living/dining room, kitchen and shower room/utility room. First floor landing, two spacious double bedrooms and a family bathroom. Additional double bedroom located on the second floor. Externally the property enjoys a low maintenance front garden and a beautifully landscaped rear garden with rear lane access. Solar panels. EPC rating: TBC. Being sold with no onward chain.

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#### Directions

- Cardiff City Centre 8.0 miles
  - M4 (J33) 9.6 miles
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## Summary of Accommodation

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### GROUND FLOOR

Entered via a partially glazed composite door into a welcoming hallway benefitting from tiled flooring, an original arch, decorative mouldings, picture rails and a carpeted staircase leading to the first floor landing. The open plan living/dining room is the focal point of the home. The bay fronted living room enjoys carpeted flooring and a central feature fireplace. The dining room benefits from a continuation of carpeted flooring and a uPVC double glazed door leading to the rear garden. The kitchen has been fitted with a range of base and wall units with granite effect laminate work surfaces. Integral appliances to remain include; a fridge/freezer, an 'Indesit' dishwasher, an 'Electriq' electric oven and a 'Belling' 5-ring gas hob with an electric fan over. The kitchen further benefits from wood effect LVT flooring, under-counter lighting, recessed ceiling spotlights and a uPVC double glazed door leading to the side elevation.

The shower room/utility room has been fitted with a 3-piece white suite comprising; a large walk-in shower cubicle with a rainfall shower over, a wash hand basin and WC. Space and plumbing has been provided for free standing white goods. The shower room/utility room further benefits from a continuation of wood effect LVT flooring, a wall mounted 'Ideal' combi boiler, a wall mounted chrome towel radiator and two uPVC obscure double glazed windows.

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### FIRST FLOOR

The first floor landing benefits from carpeted flooring and a staircase leading to the second floor.

Bedroom one is a spacious double bedroom which enjoys carpeted flooring and two uPVC double glazed windows to the front elevation.

Bedroom two is a spacious double bedroom which enjoys carpeted flooring and a uPVC double glazed window to the rear elevation.

The family bathroom has been fitted with a 3-piece white suite comprising; stand alone oval bath, double wash hand basins set within a vanity unit and a WC. The bathroom further benefits from tiled flooring, a wall mounted chrome towel radiator, recessed ceiling spotlights and a uPVC double glazed window to the rear elevation.

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### SECOND FLOOR

Bedroom three is located on the second floor and is another spacious double bedroom benefitting from laminate wooden flooring, recessed ceiling spotlights, three recessed storage cupboards and two double glazed 'Velux' roof lights providing elevated views over Barry.

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### GARDENS & GROUNDS

12 Castleland Street is approached off the road and benefits from a low maintenance front garden. The landscaped rear garden is predominantly laid to lawn with a variety of shrubs and borders. A patio area provides ample space for outdoor entertaining and dining. The rear garden further benefits from rear lane access.

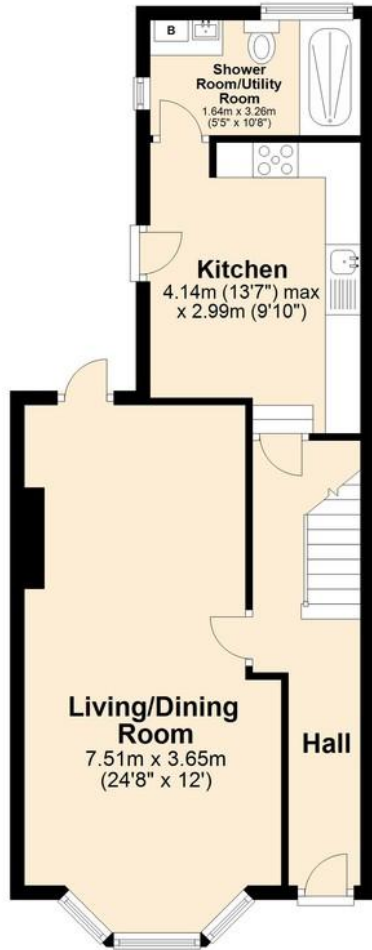
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### SERVICES & TENURE

All mains services connected. Freehold.  
The property also benefits from solar panels.

**Ground Floor**

Approx. 50.8 sq. metres (546.5 sq. feet)



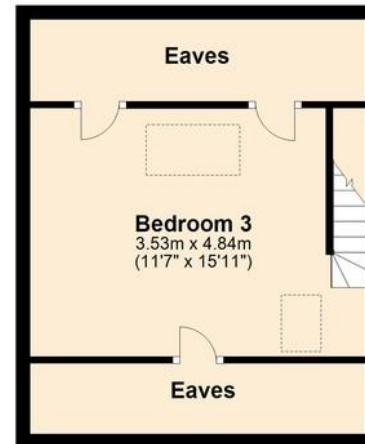
**First Floor**

Approx. 41.7 sq. metres (448.6 sq. feet)



**Second Floor**

Approx. 27.6 sq. metres (297.0 sq. feet)



Total area: approx. 120.0 sq. metres (1292.1 sq. feet)

Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.



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