

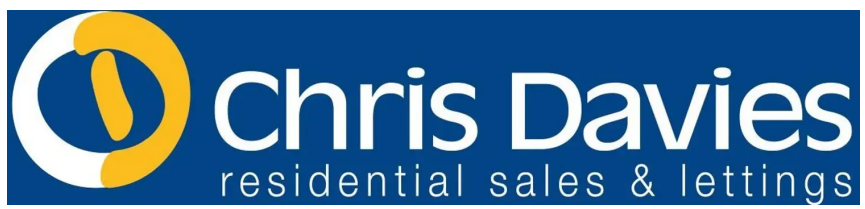


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22

22 Newlands Street, Barry
£257,500





22 Newlands Street

Barry, Barry

TOWN CENTRE TERRACE - NO CHAIN- NEW ROOF
JAN 2023- This family home is located within
walking distance to the town centre, rail links,
shops, beaches...

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- TOWN CENTRE LOCATION
- GCH; DOUBLE GLAZING
- FF SHOWER ROOM
- THREE RECEPTION ROOMS; THREE BEDROOMS
- NEW ROOF JAN 2023; NO CHAIN
- LARGE GARDEN; GARAGE
- EPC E49





Entrance Hallway

Wooden half glazed decorative front door, stairs leading to the first floor, doors leading to the lounge, dining room, and third reception room. Carpet. Radiator.

Lounge

Dimensions: 14' 9" x 10' 1" (4.49m x 3.07m). Bay fronted window to front aspect, feature fireplace, built in cupboards, radiator, high ceilings, carpet, radiator.

Dining Room

Dimensions: 12' 10" x 9' 3" (3.91m x 2.82m). Door leading to the garden. High ceilings with coving. Built in cupboard. Feature fire surround. Radiator. Carpet.

Thrid reception room

Dimensions: 14' 2" x 9' 5" (4.31m x 2.87m). Large window to side, Radiator. Carpet. Door leading to Kitchen.

Kitchen

Dimensions: 10' 4" x 9' 3" (3.15m x 2.82m). A range of high gloss modern eye level and base units with complementing work surfaces and inset sink unit space and plumbing for appliances. Electric oven and gas hob with extractor over. Room for small table and chairs. Vinyl flooring. Radiator. Window to rear aspect and door leading to back garden.



First Floor Landing

Continuation of carpet from ground floor. Doors leading to three bedrooms and shower room. Built in cupboard. Loft hatch.

Bedroom One

Dimensions: 12' 10" x 10' 2" (3.91m x 3.10m). Large double bedroom. Two windows to front aspect. Carpet. Radiator.

Bedroom Two

Dimensions: 12' 10" x 9' 0" (3.91m x 2.74m). Window to rear aspect. Built in wardrobe. Radiator. Carpet.

Bedroom Three

Dimensions: 9' 5" x 8' 1" (2.87m x 2.46m). Window to



FRONT GARDEN

Small forecourt with gate leading to property.

REAR GARDEN

Large garden with patio area, mature shrubs and path leading to large garage/store room, ideal for conversion to home office etc.





Chris Davies Estate Agents

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HELPFUL INFORMATION - whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate.