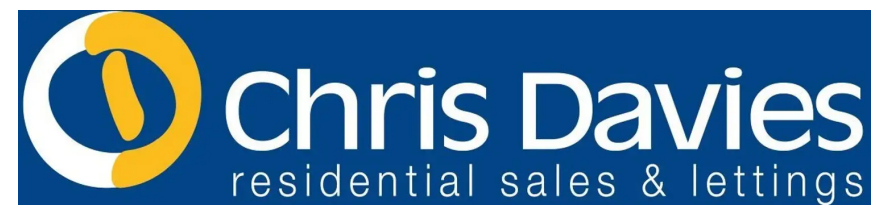




  
**Chris Davies**  
Sales and Lettings  
chris-davies.co.uk  
Barry  
01446 700007 **FOR SALE**

18  
LEWIS STREET

**18 Lewis Street, Barry**  
**£189,000**





## 18 Lewis Street

Barry, Barry

Desirable 3 bedroom terraced house in Barry's West End. Ideal first-time buy with potential as a personal project. Open-plan lounge and dining room, 2 bathrooms and 3 bedrooms. Low-maintenance enclosed rear garden perfect for outdoor dining. View now for a well-located home with great potential.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- WEST END OF BARRY
- NO ONWARD CHAIN
- GROUND FLOOR PLUS FIRST FLOOR BATHROOMS
- THREE BEDROOMS
- ENCLOSED REAR GARDEN
- EPC C71
- OPEN PLAN LOUNGE AND DINING ROOM
- PROJECT PROPERTY
- IDEAL FIRST TIME BUY





### **Entrance Hall**

Accessed via uPVC opaque glazed front door. Carpeted and with smooth walls and covered ceiling. Radiator. Open to dining area and with stairs to the first floor.

### **Dining Room**

14' 4" x 11' 7" (4.37m x 3.53m)

Measurements include stair width. Carpeted and with rear aspect single glazed window to the utility / lean to. Open to lounge. Door to kitchen.

### **Lounge**

12' 5" x 10' 3" (3.78m x 3.12m)

Measurement into bay. Carpeted and with front aspect bay window. Radiator.

### **Kitchen**

9' 5" x 8' 6" (2.87m x 2.59m)

With a tile floor, the kitchen is fitted with eye level and base units in white and with complementing work surfaces over. Inset sink unit with mixer tap. Integrated electric hob and oven. Wall mounted boiler. Side aspect window. Space and plumbing for appliances. Radiator. Open to rear lobby which leads to the bathroom.



### **Rear Lobby**

Continuation of tiled floor. Internal door to bathroom and uPVC door to utility / lean to.

### **Bathroom**

8' 10" x 5' 6" (2.69m x 1.68m)

Continuation of the tile floor, a white comprises panelled bath shower over, wash basin and WC with button flush. Splash back tiles. Rear aspect window. Radiator.

### **Utility / Lean to**

With polycarbonate roof and plenty of space for appliances or additional storage. Door to back garden.



### **Landing**

Carpeted split level landing with loft hatch and doors to three bedrooms and shower room.

### **Shower Room**

5' 4" x 4' 3" (1.63m x 1.30m)

Corner shower cubicle with inset thermostatic shower, low level WC with button flush and wash basin. Tiled walls and floor.

### **Bedroom One**

13' 9" x 10' 1" (4.19m x 3.07m)

Carpeted double bedroom with two front aspect windows and radiator.

### **Bedroom Two**

12' 0" x 8' 10" (3.66m x 2.69m)

Carpeted double bedroom with rear aspect window. Radiator.

### **Bedroom Three**

A small bedroom with rear aspect window and radiator - perhaps an ideal office space.





## REAR GARDEN

Fully enclosed rear garden of low maintenance with chippings and concrete area. Pedestrian gate to rear.





## Chris Davies Estate Agents

Chris Davies Estate Agents, 24 High Street - CF62 7EA

01446 700007

[barry@chris-davies.co.uk](mailto:barry@chris-davies.co.uk)

[www.chris-davies.co.uk/](http://www.chris-davies.co.uk/)

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 to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.