





16 Salisbury Road

Barry, Barry

Charming two bedroom mid-terraced home in Barry's West End. Versatile living space, contemporary shower room, close to amenities, transport links and schools.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- HIGHLY SOUGHT AFTER WEST END OF BARRY LOCATION
- TWO DOUBLE BEDROOMS
- LOUNGE OPEN TO DINING ROOM PLUS AN ADDITIONAL RECEPTION ROOM
- MODERN UPSTAIRS SHOWER ROOM
- FULLY ENCLOSED REAR GARDEN
- CLOSE TO LOCAL AMENITIES, EXCELLENT TRANSPORT LINKS
- CATCHMENT FOR WHITMORE HIGH SCHOOL
- EPC E47





Hallway

Entrance into a porch via a uPVC front door with two opaque glazed panels and a matching panel above. The porch has wooden flooring, wood panelled walls and a textured ceiling. A further wooden door with opaque glazing leads into the hallway. The hallway has laminate wood effect flooring, wood panelled walls and a textured ceiling. Doors leading to the lounge and dining room and a carpeted staircase leading to the first floor.

Lounge

13' 10" x 9' 10" (4.22m x 3.00m)

Laminate wood effect flooring, wallpapered walls and a textured ceiling. A large front aspect bay window and a fireplace with a wooden mantel. Measurements have been taken into the bay but exclude the alcoves either side of the chimney breast. Open to the dining room.

Dining Room

10' 10" x 10' 3" (3.30m x 3.12m)

Laminate wood effect flooring, wallpapered walls and a textured ceiling. A feature fireplace, radiator and rear aspect window. Open to the lounge. A door leading through to the kitchen.

Kitchen

10' 2" x 8' 4" (3.10m x 2.54m)

Vinyl tile effect flooring, wallpapered walls and a textured ceiling. A side aspect window. Wooden eye and base level units with complementing countertops, a stainless steel one and a half bowled sink inset with a stainless steel mixer tap. Tiled splash back. Space and plumbing for a washing machine. Space for a freestanding fridge/freezer and oven. A door leading to an understairs storage cupboard and a door leading through to an additional reception room.





Additional Reception Room

8' 11" x 8' 9" (2.72m x 2.67m)

Laminate wood effect flooring, wallpapered walls and a textured ceiling. A storage cupboard, a cupboard housing the boiler, a radiator and double opening doors that lead out into the garden.

Landing

A carpeted staircase leads to a carpeted landing with wallpapered walls. Doors leading off to two bedrooms and a shower room. There is a built in storage cupboard and loft access.

Shower Room

10' 0" x 7' 2" (3.05m x 2.18m)

Vinyl wood effect flooring, half height wall tiling with the remainder of the walls being wallpapered and a textured ceiling. A three piece white suite comprising a WC with a push button flush, a pedestal wash basin with a stainless steel mixer tap and a walk in shower cubicle with a stainless steel electric shower and glass shower screen. Full height tiling within the shower cubicle. An opaque rear aspect window and a radiator. Measurements exclude the alcoves either side of the chimney breast.

Bedroom One

12' 1" x 10' 9" (3.68m x 3.28m)

Carpeted with wallpapered walls and a textured ceiling. Two front aspect windows and a wall mounted electric heater. Measurements exclude the depth of the built in wardrobes.

Bedroom Two

10' 9" x 7' 10" (3.28m x 2.39m)

Carpeted with wallpapered walls and a textured ceiling. A rear aspect window and a wall mounted electric heater. Measurements exclude the alcoves either side of the chimney breast.



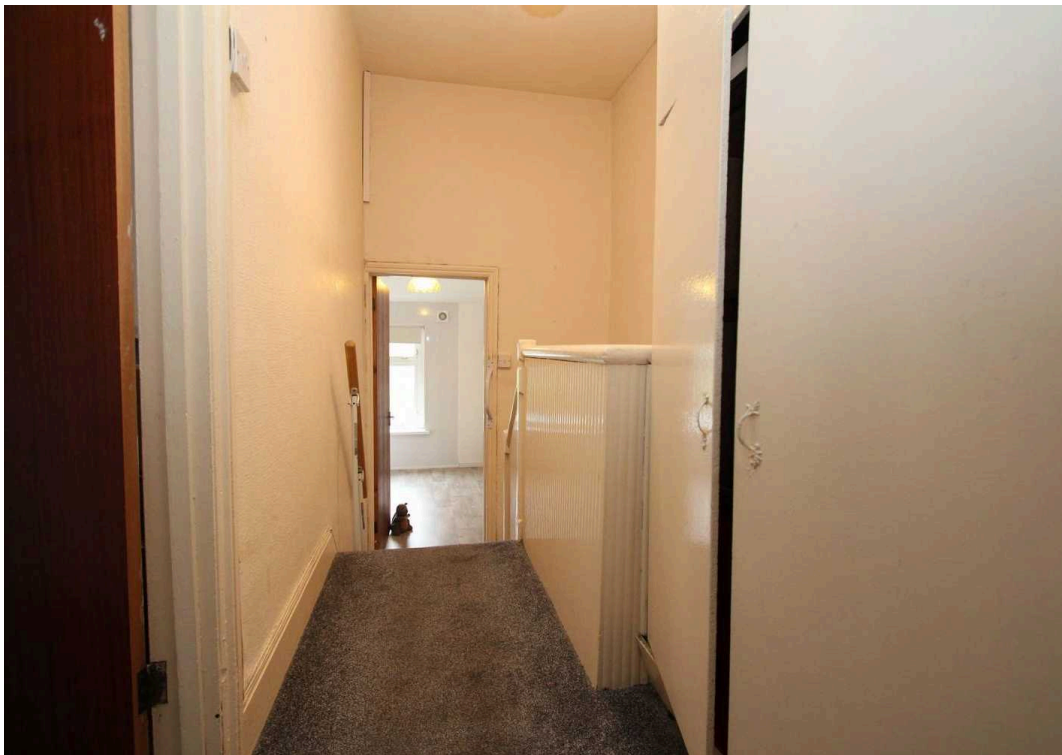
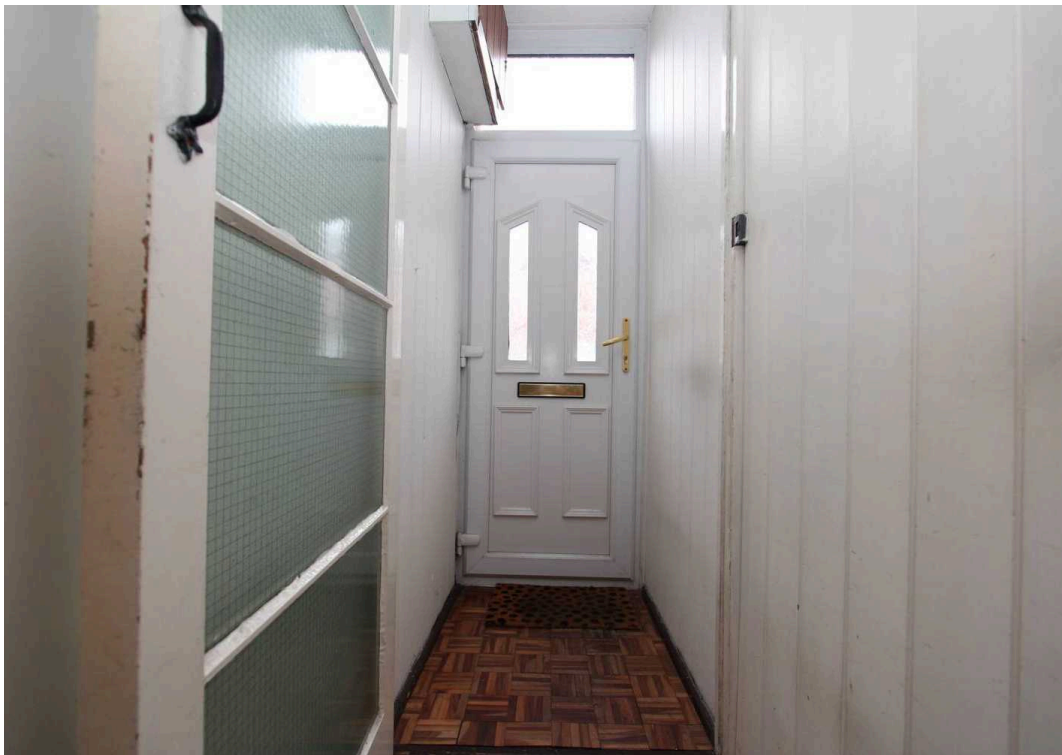


REAR GARDEN

Step out of the additional reception room at the rear of the property onto a well appointed patio area perfect for al-fresco dining. There is a small area of artificial grass, flowerbeds with well established shrubbery, potted plants and areas of decorative stones. There is a rear access gate and the garden is fully enclosed by stone walls.

ON STREET

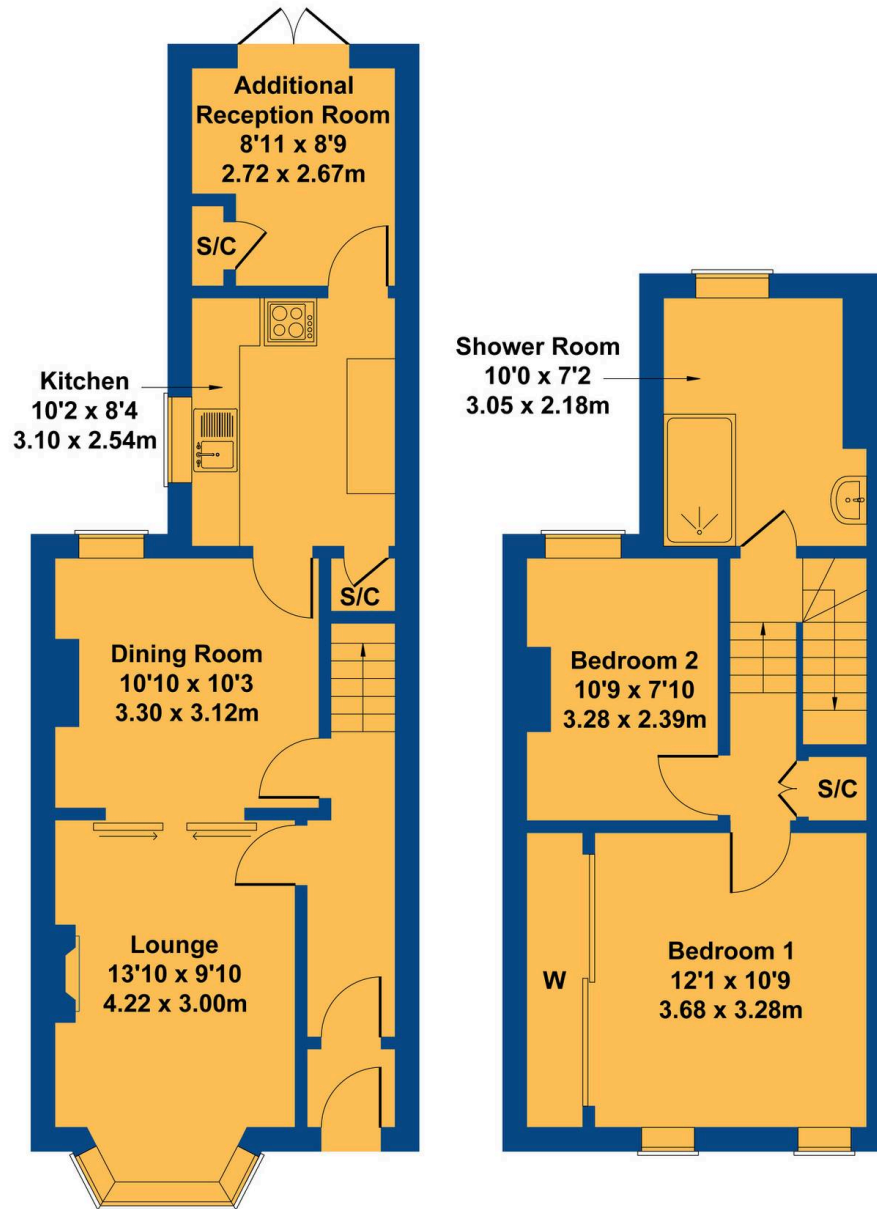






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Approximate Gross Internal Area
915 ft - 85 sq m

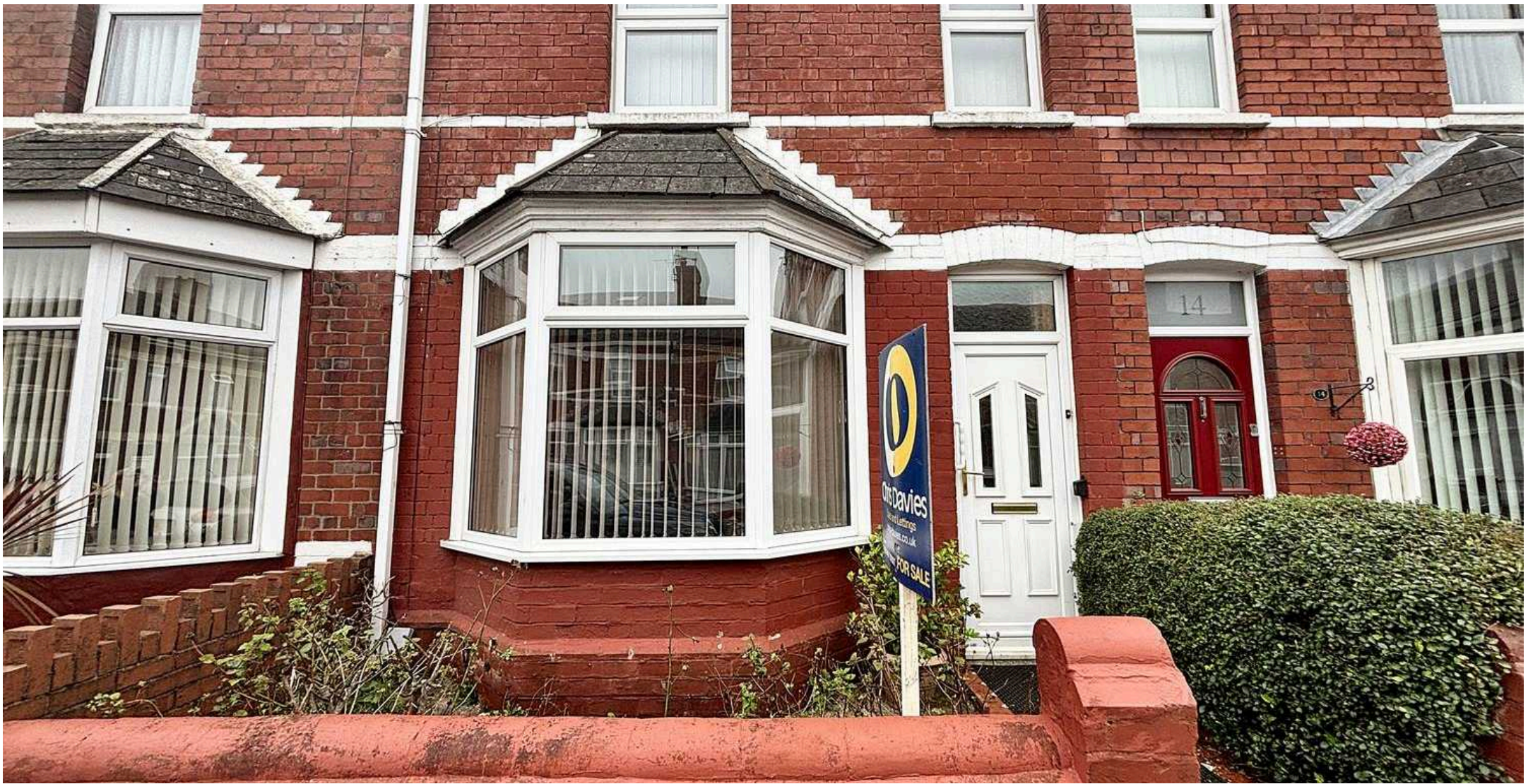


GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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