





## 6 Merthyr Street

Barry, Barry

Exciting project opportunity in town centre – three bedroom mid-terraced property. Spacious interior, courtyard garden and convenient location with excellent transport links. A great property to personalise and make your own!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- PROJECT PROPERTY IN NEED OF REFURBISHMENT
- THREE BEDROOMS
- LARGE LOUNGE AND SEPARATE KITCHEN
- DOWNSTAIRS BATHROOM PLUS UPSTAIRS WC
- TOWN CENTRE LOCATION, CLOSE TO LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS
- EPC D65





### **Hallway**

Entrance via a uPVC front door with opaque glazing with a matching glazed panel above. The hallway has laminate wood effect flooring, smooth walls and a textured coved ceiling. A carpeted staircase straight ahead leading to the first floor, a door leading through to the lounge and a radiator.

### **Lounge**

15' 4" x 11' 3" (4.67m x 3.43m)

A continuation of the laminate wood effect flooring, smooth walls and a textured coved ceiling. A large front aspect window, a radiator, a wooden mantel and an alcove under the stairs. A door leads through to the kitchen.

### **Kitchen**

14' 9" x 6' 9" (4.50m x 2.06m)

A continuation of the laminate wood effect flooring, smooth walls and a textured coved ceiling. Wooden eye and base level units with stainless steel handles. Black worktops with a stainless steel one and a half bowled sink inset and a stainless steel mixer tap ovetop. Space for a freestanding oven, washing machine and fridge/freezer. A small rear aspect window, a uPVC door leading out to the garden and a door leading through to the downstairs bathroom. Radiator.



### **Downstairs Bathroom**

8' 3" x 4' 0" (2.51m x 1.22m)

A continuation of the laminate wood effect flooring, waterproof panelled walls and a panelled ceiling. A three piece white suite comprising a WC with a push button flush, a pedestal wash basin with stainless steel pillar taps and a bath with a stainless steel mixer tap and rinser. An opaque rear aspect window and a radiator.



### **Landing**

A carpeted landing with smooth walls and a textured coved ceiling. Doors leading off to three bedrooms and a WC.

### **Bedroom One**

11' 5" x 8' 11" (3.48m x 2.72m)

Carpeted with wallpapered walls and a textured coved ceiling. A front aspect window and a radiator. Measurements have been taken into the recesses either side of the chimney breast.

### **Bedroom Two**

10' 5" x 9' 2" (3.18m x 2.79m)

Carpeted with wallpapered walls and a textured coved ceiling. A rear aspect window and a radiator. Measurements have been taken into the recesses either side of the chimney breast.

### **Bedroom Three**

8' 4" x 5' 5" (2.54m x 1.65m)

Carpeted with wallpapered walls and a textured coved ceiling. A front aspect window, a radiator and loft access.

### **Upstairs WC**

5' 6" x 3' 1" (1.68m x 0.94m)

Laminate wood effect flooring, smooth walls and a textured coved ceiling. A two piece white suite comprising a close coupled WC and a pedestal wash basin with stainless steel pillar taps. A splashback over the sink. An opaque rear aspect window. The WC also houses the boiler.





#### **REAR GARDEN**

A small courtyard style garden. A patio with a brick flower bed to the right. Fully enclosed by a mixture of stone/brick walls.

#### **ON STREET**

1 Parking Space

On street parking is available.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>65</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>88</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>61</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	





## 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.