



65 WENVOE TERRACE
BARRY
CF62 7ET

ASKING PRICE OF
£295,000



2 X SELF CONTAINED APARTMENTS



3



2



2



2

**** WELL PRESENTED 3 BEDROOM HOME
CURRENTLY AS TWO SELF CONTAINED
APARTMENTS ** SEA VIEWS ** GARDEN ****

A well presented two storey, three bedroom home currently split into two self contained apartments. The property is an ideal investment, or alternatively converted back to one house. Situated in Barry with superb sea views with accommodation briefly comprising: ground floor - two double bedrooms, open-plan lounge/kitchen/dining room, and modern bathroom. Gas heating. EPC: C. The lower ground floor apartment comprises lounge/kitchen/diner, double bedroom with French patio doors to rear garden, and en-suite. Electric heating. EPC: C. To the front is an enclosed patio, with garden to rear and brick built shed.

LOCATION

Within close proximity of train and bus stations offering easy links into Cardiff City Centre, schools and a wide selection of shops.

HALLWAY

11' 6" x 6' 9" (3.51m x 2.06m)

Entered at ground floor level via double glazed composite front door with matching side windows, into spacious hallway. Doors to two double bedrooms and bathroom. Opening to lounge/kitchen/dining room. Column radiator. Original staircase blocked up to lower ground floor. Utility cupboard housing washing machine and tumble dryer. Loft access with pull-down ladder (high pitch roof with potential to convert - partly boarded, lighting).

LOUNGE/DINER

18' 1" x 11' 11" (5.53m x 3.64m)

uPVC double glazed window to rear with superb sea views. Space for gas fire. Radiator. Spotlights. Opening to:

KITCHEN

9' 11" x 8' 2" (3.04m x 2.50m)

A stylish kitchen fitted with a wide range of base and eye level units incorporating inset stainless steel sink with complementary Quartz worktops and breakfast bar. Fitted gas cooker with two ovens, four burner hob and extractor fan over. Integrated fridge/freezer and dishwasher. Pantry. Cupboard house recently installed gas central heating boiler. Solid oak wood flooring. Tiled splash backs. Column radiator. uPVC double glazed window to rear with views.

TENURE: FREEHOLD

COUNCIL TAX BAND: TBC

FLOOR AREA APPROX: TBC

VIEWING: STRICTLY BY APPOINTMENT

BEDROOM ONE

11' 6" x 11' 1" (3.51m x 3.38m)

uPVC double glazed window to front. Fitted wardrobes to two walls Radiator.

BEDROOM TWO

10' 2" x 8' 0" (3.12m x 2.45m)

uPVC double glazed window to front. Radiator.

BATHROOM

6' 2" x 6' 1" (1.88m x 1.87m)

A modern suite to include low level WC, pedestal wash hand basin and panelled P-bath with mixer shower over and glass screen. Solid oak wood flooring. uPVC double glazed window to side. Ladder radiator. Extractor fan.

LOWER GROUND FLOOR FLAT

Accessed via external steps to side of property into rear uPVC double glazed door into self-contained one bedroom lower ground floor flat.

KITCHEN/DINING/LOUNGE

13' 6" x 11' 11" (4.12m x 3.64m)

Fitted with base and eye level units. uPVC double glazed window to rear. Door to bedroom. Electric heating. Staircase still in place but used as a storage cupboard.

BEDROOM

11' 11" x 11' 4" (3.64m x 3.47m)

uPVC double glazed French patio doors to rear. Electric heating. Laminate wood flooring. Door to en-suite.

ENSUITE

6' 2" x 2' 10" (1.89m x 0.88m)

Low level WC, wash hand basin and shower cubicle. uPVC double glazed window to rear.

OUTSIDE

Rear Garden

Paved patio with raised flower beds. Boundary wall and fence. Brick built garden shed ideal for hobby room or to convert to a home office. Light and power. Gated access to rear lane.



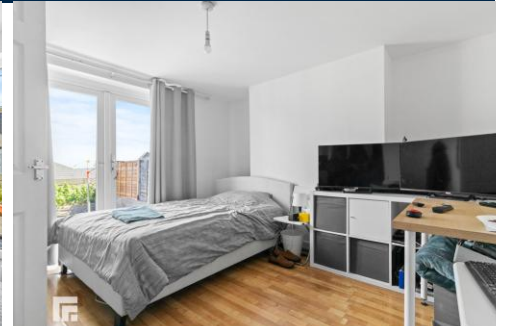
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FLOORPLAN HERE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC HERE

BARRY 01446 744750

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