





325 Holton Road

Barry, Barry

GREAT OPPORTUNITY to acquire this SEMI DETACHED house with NO ONWARD CHAIN. Accommodation comprises lounge, kitchen and dining area, plus there is a first floor shower room and two bedrooms. The rear has off road parking and a garden plus a front garden. In need of some modernising this would make an ideal first time buy or investment property. Situated within walking distance to the rail station, town centre and a short drive from the Vale of Glamorgan coast.

The property is currently a leasehold but is in the process of having the Freehold purchased and the buyer will receive this upon completion.

- NO ONWARD CHAIN
- FIRST FLOOR SHOWER ROOM
- REQUIRES SOME MODERNISING
- KITCHEN, DINING ROOM AND LOUNGE
- OFF ROAD PARKING TO THE REAR
- EPC tbc





Entrance Hall

Accessed via uPVC door into hall. Carpeted with stairs to first floor. Radiator. Wall mounted heating controls. Door to lounge.

Living Room

14' 10" x 10' 7" (4.52m x 3.23m)
Carpeted lounge with front aspect window. Radiator. Wall mounted gas fire. Under stair storage and door to kitchen.

Kitchen

9' 11" x 6' 1" (3.02m x 1.85m)
A range of fitted eye level and base units with work surfaces over and stainless steel sink unit. Stand alone electric hob with oven under. Space and plumbing for further appliances as required. Rear aspect window and vinyl floor. Open access to dining area.

Dining Room

7' 6" x 7' 5" (2.29m x 2.26m)
Carpeted with rear aspect window plus door to rear garden. Radiator.

Landing

Carpeted with loft hatch and doors to two bedrooms and shower room.

Shower Room

6' 2" x 5' 6" (1.88m x 1.68m)
Fully tiled walls and vinyl floor. Shower cubicle with electric shower inset plus close coupled WC and pedestal wash basin. Ladder style heated towel rail. Opaque window to rear.

Bedroom Two

12' 4" x 8' 0" (3.76m x 2.44m)
Carpeted double bedroom with rear aspect window and radiator. Storage cupboard - also houses the boiler.

Bedroom One

12' 1" x 9' 4" (3.68m x 2.84m)
Carpeted double bedroom with two front aspect windows and radiator. Storage cupboard over





Bedroom One

12' 1" x 9' 4" (3.68m x 2.84m)

Carpeted double bedroom with two front aspect windows and radiator. Storage cupboard over stairwell.





FRONT GARDEN

Raised front garden, alongside steps leading to the property and with established shrubs.

GARDEN

Enclosed rear garden with shed, parking and stone chippings

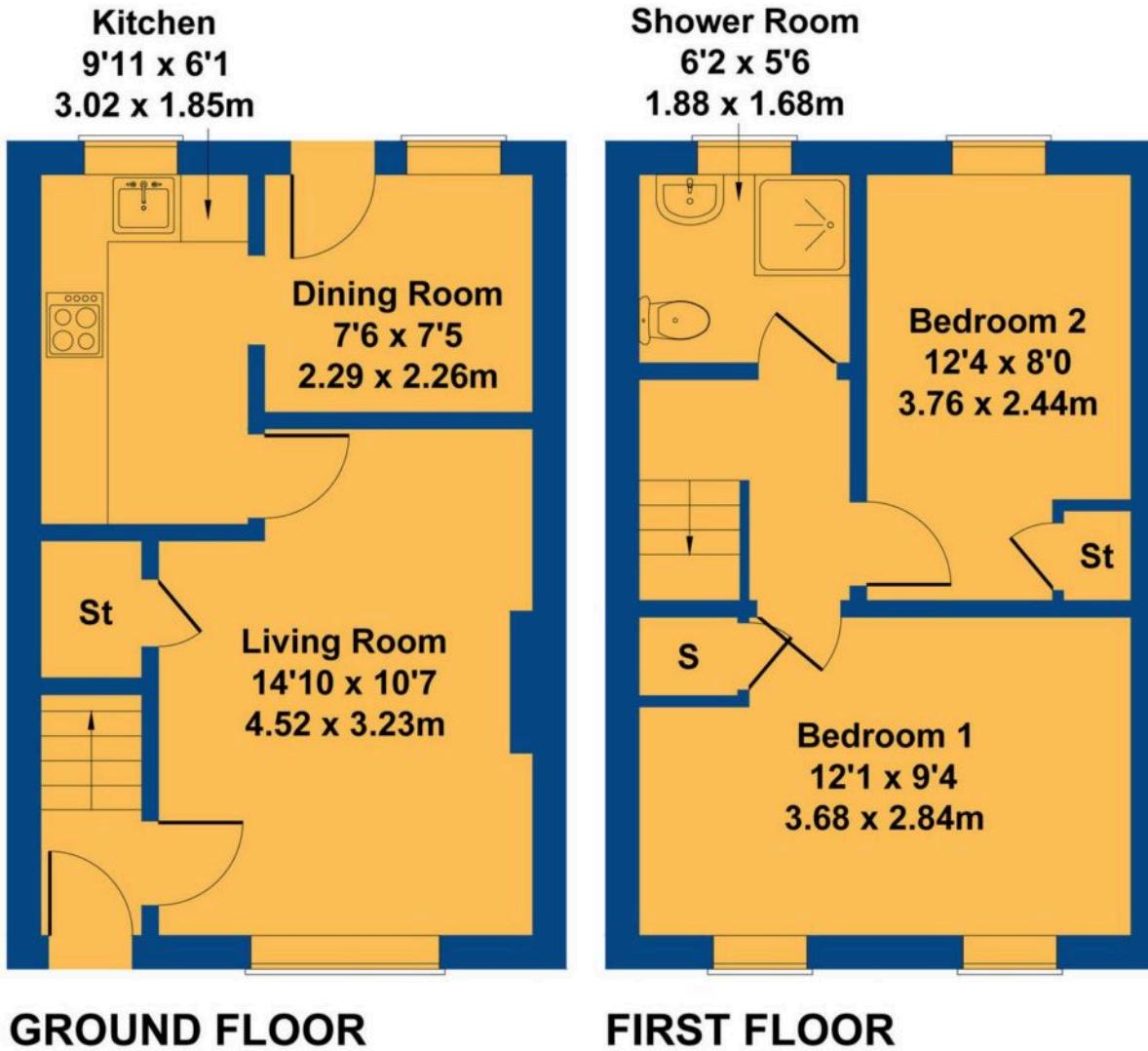
DRIVEWAY





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Approximate Gross Internal Area
646 sq ft - 60 sq m



Not to Scale. Produced by The Plan Portal 2024
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