





35 Cornwall Road

Barry, Barry

Three bed semi-detached home with no onward chain, requires refurbishment. Two reception rooms, kitchen, generous gardens to the front and rear. Ideal for first time buyers or investors. EPC C69.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- THREE BEDROOM SEMI-DETACHED PROPERTY
- OFFERED WITH NO ONWARD CHAIN
- IDEAL FIRST TIME BUY OR INVESTMENT
- REQUIRES REFURBISHMENT
- SEPARATE LOUNGE, DINING ROOM AND KITCHEN
- FIRST FLOOR BATHROOM AND WC
- GENEROUS FRONT AND REAR GARDENS
- EPC C69



Porch

6' 4" x 4' 4" (1.92m x 1.31m)

Entrance into the property via a uPVC front door with opaque glazing into an entrance porch. The porch has vinyl tile effect flooring, opaque uPVC windows to the front elevation. A wooden door gives access to the hallway.

Hallway

The hallway is carpeted with papered walls and textured ceiling. There is a radiator, a carpeted staircase giving access to the first floor and a door leading through into the lounge.

Lounge

14' 6" x 11' 1" (4.42m x 3.37m)

The lounge is carpeted with papered walls and a textured ceiling. There is a feature electric fire, a radiator, a front aspect window and a sliding door leading through into the dining room.

Dining Room

11' 1" x 9' 9" (3.37m x 2.96m)

The dining room has vinyl tile effect flooring, textured walls and a textured ceiling. There is a radiator, an electric fire and a sliding door leading through into the kitchen. Sliding glazed doors give access to the garden.





Kitchen

9' 10" x 9' 2" (2.99m x 2.80m)

A continuation of the vinyl tile effect flooring from the dining room, smooth walls and a smooth ceiling. The kitchen comprises a range of eye and base level units with complementing grey laminate worktops. There is a stainless steel sink inset with a stainless steel mixer tap over top. There is space/plumbing for a washing machine, cooker and fridge/freezer as required. There is a wall-mounted combi boiler, a rear aspect window and a uPVC door with opaque glazing giving access to the garden.

Landing

A carpeted staircase gives access to a carpeted landing with papered walls and a textured ceiling. The landing has a side aspect window, loft access and doors giving access to a WC, bathroom, three bedrooms and a storage cupboard.

Bedroom One

12' 8" x 8' 8" (3.87m x 2.64m)

Measurements have not been taken into the recess. Bedroom one is carpeted with papered walls and a textured ceiling. There is a rear aspect window, a radiator and a door giving access to a built-in wardrobe.

Bedroom Two

10' 4" x 9' 11" (3.14m x 3.03m)

Measurements have not been taken into the recess. Bedroom two is carpeted with papered walls and a textured ceiling. There is a front aspect window and a radiator.

Bedroom Three

10' 0" x 6' 10" (3.05m x 2.09m)

Bedroom three is carpeted with papered walls and a textured ceiling. There is a front aspect window and a radiator.





Bathroom

5' 9" x 4' 9" (1.74m x 1.46m)

The bathroom has vinyl flooring, full-height wall tiling and a polystyrene tiled ceiling. There is a two-piece white suite comprising a pedestal washbasin with stainless steel pillar taps and a white bath with stainless steel pillar taps, a stainless steel thermostatic shower and a folding glass shower screen. There is also an opaque rear aspect window and a radiator.

WC

5' 8" x 2' 6" (1.73m x 0.77m)

The WC has vinyl flooring, full-height wall tiling and a textured ceiling. There is a close-coupled WC and a side aspect opaque window.





FRONT GARDEN

A generous front garden, largely laid to lawn and enclosed by low brick walls/hedging and a pedestrian access gate. A concrete path and steps lead to the front door.

GARDEN

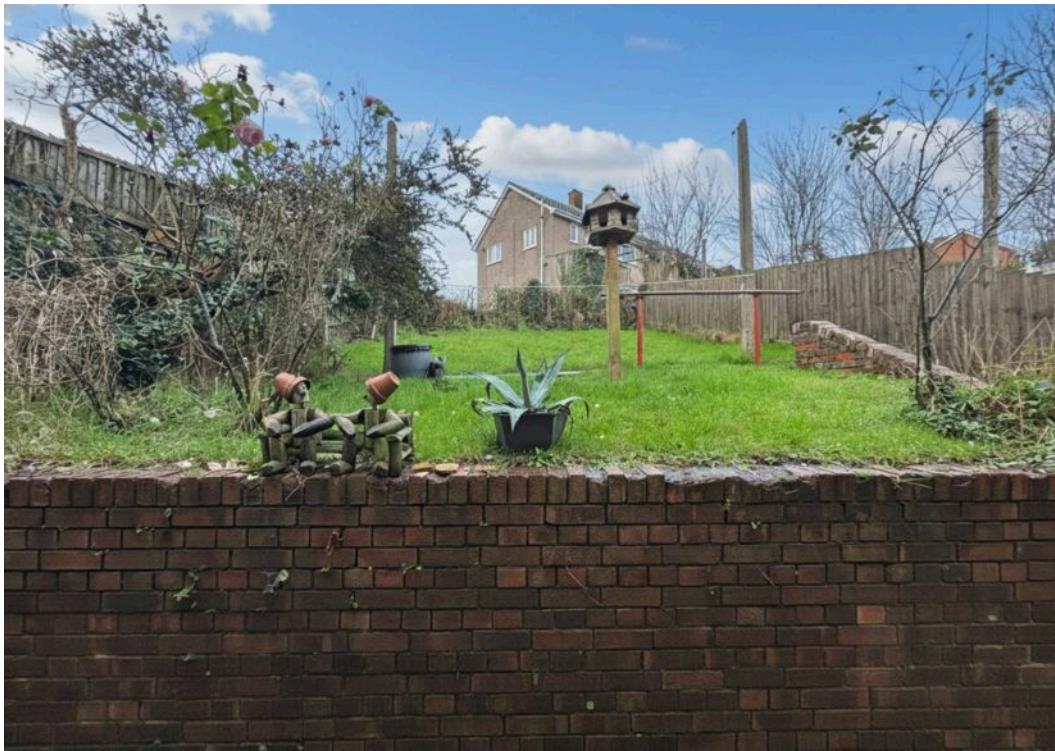
A generous rear garden. Step out of the dining room onto an initial well appointed area of patio, perfect for al-fresco dining or relaxing in the sun. Steps to the right lead up to a large area of lawn. There is also a handy brick built storage shed to the side of the property.

ON STREET

1 Parking Space









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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.