

## 17 Castle Street

Barry, Barry

Charming two bedroom traditional mid-terrace located in Barry's West End with open plan living, modern kitchen, office space, stylish bathroom, courtyard garden and on-street parking. Catchment for Whitmore High School.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- WEST END OF BARRY
- TRADITIONAL MID-TERRACE - EPC TBC
- WELL PRESENTED THROUGHOUT
- SPACIOUS OPEN PLAN LOUNGE/DINER IDEAL FOR ENTERTAINING
- MODERN SHAKER STYLE FITTED KITCHEN COMPLETE WITH INTEGRATED APPLIANCES
- TWO DOUBLE BEDROOMS
- MODERN FIRST FLOOR FAMILY BATHROOM
- OFFICE SPACE TO THE FIRST FLOOR
- FULLY ENCLOSED, LOW MAINTENANCE COURTYARD STYLE REAR GARDEN
- CATCHMENT FOR WHITMORE HIGH SCHOOL





### Hallway

Entrance into the property via a composite front door with opaque glazing into an entrance hallway. The hallway is tiled with smooth walls and a smooth ceiling. There is a radiator, a carpeted staircase giving access to the first floor and a door giving access to the open plan lounge/diner.

### Lounge

12' 11" x 11' 2" (3.93m x 3.41m)

Engineered wooden floor, smooth walls and a smooth ceiling. There is a front aspect bay window, a radiator, a feature Victorian fireplace with a wooden mantel and shelving/storage cupboards to the recesses. Open to the dining room. Measurements have been taken into the bay and into the recesses either side of the chimney breast.

### Dining Room

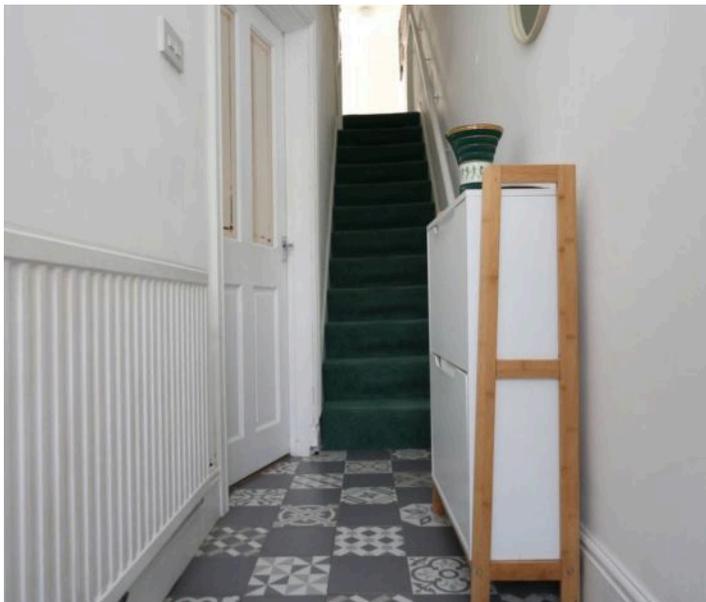
12' 10" x 12' 2" (3.92m x 3.70m)

Engineered wooden flooring, smooth walls and a smooth ceiling. There is a rear aspect window, a radiator and a door giving access to under-stairs storage. Steps lead down into the kitchen. Measurements have been taken into the recesses.

### Kitchen

10' 6" x 9' 1" (3.21m x 2.76m)

Vinyl tile effect flooring, smooth walls and a smooth ceiling. The kitchen comprises a good range of modern eye and base level units with complementing wooden worktops. There is a stainless steel one and a half bowled sink inset with a stainless steel mixer tap otop and a tiled splash back. Integrated appliances include an eye level electric oven, a four ring induction hob, an extractor hood and a fridge/freezer. There is a radiator, a rear aspect window, a side aspect window and a UPVC door with opaque glazing giving access to the garden.





### Landing

A carpeted staircase gives access to a carpeted landing. The landing has smooth walls and a smooth ceiling. There is loft access and doors giving access to two bedrooms and a family bathroom. Open to an office space.

### Bedroom One

15' 0" x 9' 4" (4.56m x 2.85m)

Bedroom one is carpeted with smooth walls and a smooth ceiling. There are two front aspect windows and a radiator. Measurements have been taken into the recesses.

### Bedroom Two

12' 0" x 9' 9" (3.67m x 2.96m)

Bedroom two is carpeted with smooth walls and a smooth ceiling. There is a rear aspect window and a radiator. Measurements have been taken into the recesses.

### Office

11' 0" x 9' 2" (3.35m x 2.79m)

An L-shaped office space, measurements have been taken to the longest and widest points. Wood effect flooring, smooth walls and a smooth ceiling. There is a radiator, a rear aspect window and a cupboard housing the washing machine and combi boiler.

### Family Bathroom

7' 1" x 5' 6" (2.16m x 1.68m)

Wood effect flooring, smooth walls and a smooth ceiling. There is a three-piece white suite comprising a WC with a push button flush, a pedestal wash basin with a stainless steel mixer tap overtop and a P-shaped bath with a stainless steel mixer tap/rinser over top and a glass shower screen. Full-height tiling within the bath/shower which is continued behind the wash basin and WC. There is a side aspect opaque window and a radiator.





#### **REAR GARDEN**

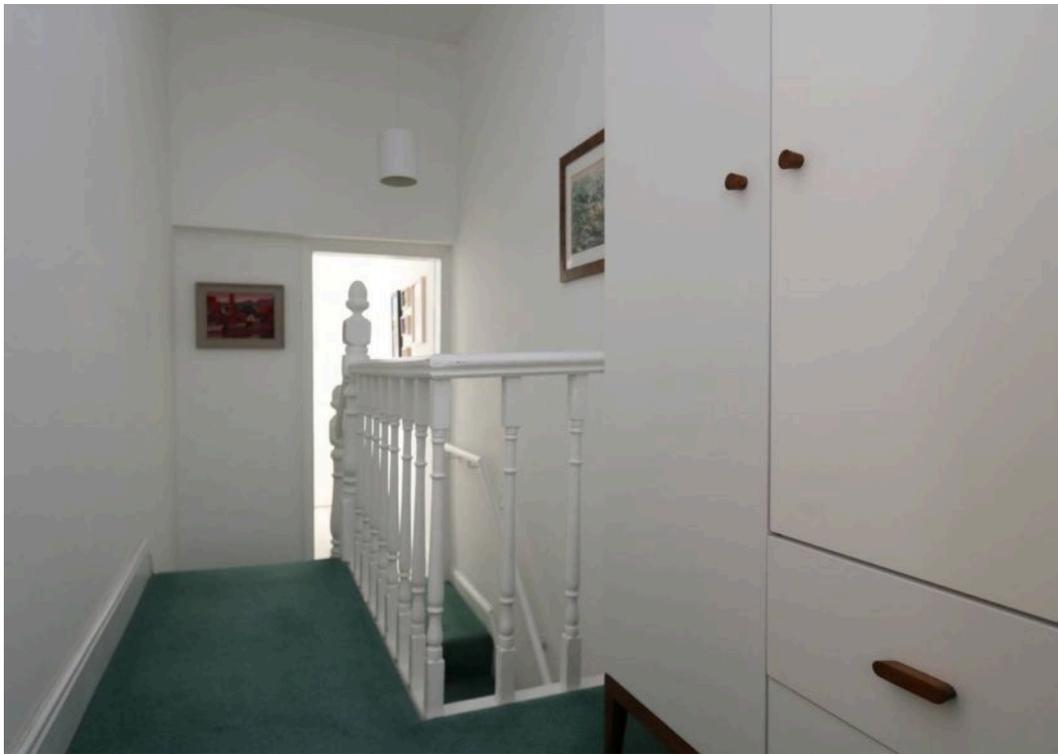
A fully enclosed, low maintenance courtyard style rear garden.

#### **ON STREET**

1 Parking Space

Ample on street parking available.















## Chris Davies Estate Agents

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