



## 66 Plymouth Road, Barry

**£165,000**

**\*\*\* NEW \*\*\*** Priory Estates are delighted to offer to the market this spacious two bedroom semi detached property situated on a generous plot suitable for an extension (subject to usual planning permission). Situated on the ever popular Barry Island and within walking distance to beaches, shops and restaurants. The property is currently tenanted so would be an excellent investment opportunity. The property briefly comprises entrance hallway, lounge/diner, kitchen, utility room and to the first floor two double bedrooms and a family bathroom. Gardens to the front and rear. Benefitting from gas central heating and double glazing throughout. Earlt viewing is recommended.



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## Entrance Hallway

Entered via double glazed front door with double glazed window to the side. Laminate flooring. Under stairs storage cupboard. Carpeted stairs to the first floor. Door to Lounge/Dining Room & Kitchen.

## Lounge/Dining Room 19'5 x 11'3 (5.92m x 3.43m)

Double glazed windows to both front and rear. Continuation of laminate flooring. Fireplace. Two radiators.

## Kitchen 9'8 x 7'2 (2.95m x 2.18m)

Double glazed window to the rear overlooking the garden and double glazed door providing access to the inner lobby. Fitted kitchen to comprise a range of base and wall units incorporating stainless steel sink and drainer with mixer taps over. Built-in four burner gas hob with oven and extractor. Ceramic tile to splash back and flooring. Radiator.

## Inner Lobby

Double glazed windows to front and rear providing external access. Door to Utility Room and door to brick built storage cupboard.

## Utility Room

Range of base and wall units incorporating stainless steel sink. Wall mounted gas central heating boiler. Recess and plumbing for appliance and fridge/freezer.

## First Floor Accommodation

Carpeted stairs rising to the first floor accommodation. Double glazed window to the side. Access to the loft space. Doors to all first floor rooms.

## Bedroom One 13'1 (to wardrobe) x 9'5 (3.99m (to wardrobe) x 2.87m)

Main double bedroom with two double glazed windows to the front. Fitted carpet. Radiator.

## Bedroom Two 11'2 x 9'4 (3.40m x 2.84m)

Second double bedroom with two double glazed windows to the rear overlooking the garden. Radiator. Fitted carpet.

## Bathroom

Double glazed opaque window to the rear. Bathroom suite to comprise panel bath with shower over, closed cistern w.c and pedestal wash hand basin. Ceramic tiling to all walls. Vinyl flooring. Radiator.

## Outside

To the front: Spacious front garden laid to lawn with paved footpath providing access to the front door.

To the rear: Generous rear garden laid to lawn with patio area. Mature trees and shrubs.

