



14 GAEN STREET, BARRY, CF62 6JZ

Knights are delighted to offer for sale this exceptional bay fronted property situated in the highly sought area West end of Barry within walking distance of Porthkerry Country Park, Park Crescent and High Street shop, Barry train station, doctors' surgery and falls within the catchment area of Romilly Primary School.

This property has been refurbished with a comprehensive list of works undertaken by the current vendor to an excellent standard throughout. Early viewing is urged to avoid disappointment..

Accommodation briefly comprising; Entrance hallway. Lounge. Dining room. Kitchen/breakfast room. Utility room. Downstairs w/c. The the first floor there are two double bedrooms and an impressive bathroom. Enclosed forecourt and rear garden.

EPC Rating: D.

£165,000

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ACCOMMODATION

ENTRANCE

UPVC double glazed door with matching obscure glazed panel above leading into;

HALLWAY

Coving to ceiling. Feature archway with original decorative corbels. Smoke detector. Wall mounted consumer unit. Radiator. Power points. Fitted carpet to stairs rising to first floor landing. Wood effect laminate flooring. Door into;

LOUNGE/DINING ROOM 23'5" x 11'0" max (7.14m x 3.35m max)

Lounge:

UPVC double glazed bay window to front elevation. Original deep coving to ceiling. Shelving to alcove. Radiator. Power points. Wood effect laminate flooring.

Dining Room:

UPVC double glazed window to rear elevation. Coving to ceiling. Feature exposed brick inset to chimney breast with slate hearth. Radiator. Power points. Continuation of wood effect laminate flooring. Open to;

KITCHEN 17'9" x 9'2" max (5.41m x 2.79m max)

Double glazed Velux window to sloping ceiling. Two UPVC double glazed windows to side elevation. Coving to remainder of ceiling. Newly fitted modern kitchen installed during 2018 comprising; range of high gloss wall and base units with granite effect work surfaces over and matching

splash backs. Polycarbonate sink and drainer with flexible spray mixer tap over. Built in, eye level Indesit double oven/grill and inset induction hob with mirror splash back and stainless steel extractor hood above. Space for upright fridge/freezer. Room for breakfast table/sitting area. Radiator. Power points. Continuity of wood effect laminate flooring. Under stairs storage cupboard. UPVC double glazed door leading out to the garden. Access

UTILITY ROOM

Spot lights to ceiling. Plumbing for washing machine and space for tumble dryer with work surface over. Power points. Wood effect laminate flooring. Door into;

DOWNSTAIRS W/C

UPVC obscure double glazed window to side elevation. Modern white suite comprising; wash hand basin set into vanity unit providing storage space and low level w/c. Radiator. Wood effect laminate flooring.

FIRST FLOOR LANDING

Coving and smoke detector to ceiling. Fitted dresser in recess providing storage space. Access to loft space via drop down ladder. Fitted carpet.

BEDROOM ONE 13'11" x 9'4" max (4.24m x 2.84m max)

Two UPVC double glazed windows to front elevation. Coving to ceiling. Wardrobes to remain. Radiator. Power points. Fitted carpet.

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BEDROOM TWO 11'1" x 8'6" max (3.38m x 2.59m max)

UPVC double glazed window to rear elevation. Coving to ceiling. Wardrobe to remain. Radiator. Power points. Fitted carpet.

BATHROOM 10'10" x 8'5" max (3.30m x 2.57m max)

UPVC double glazed window to rear elevation. Coving to ceiling. Contemporary white suite newly installed during 2018 comprising; feature roll top freestanding bath with claw feet and Victorian style mixer tap over. Large double shower enclosure with marble effect splash boards and chrome waterfall shower in situ. Wash hand basin set into vanity unit with mirror tiling to splash back area and low level w/c. Built in cupboard providing storage space and housing Worcester combination boiler. Feature, original cast iron fireplace. Radiator. Wood effect laminate flooring.

OUTSIDE

REAR GARDEN

Enclosed with boundary walls. Laid mainly to concrete providing low maintenance and ample space for garden furniture. Outside lighting and water tap. Timber gate giving rear lane access.

FORECOURT

Enclosed with brick walls and mainly laid to decorative stone chippings with paved path leading to front door. Cupboard housing gas meter.

AGENTS NOTE

The present vendor has undertaken an extensive refurbishment of this property including: new roof to the rear annex, new plumbing and plastering throughout, complete re wire in January 2018, new kitchen, downstairs w/c and bathroom also total re decorated and floor coverings throughout to an excellent standard.

TENURE

Freehold.

FLOOR AREA

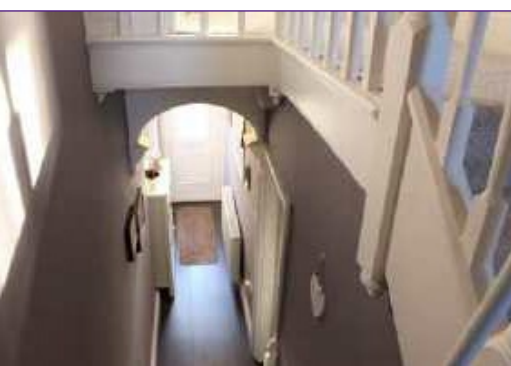
TBC

COUNCIL TAX BAND

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MORTGAGE ADVICE

As part of the service we offer our clients, we have an independent mortgage specialist from CBK Wales based at our sales office in Barry. CBK offers a whole of market mortgage proposition and your meeting with its advisor, Suzanne King, is completely confidential and without obligation. Choosing a mortgage will be one of the largest financial decisions you will make and, by providing clear and simple advice, CBK aims to make the process as stress free as possible for its clients.



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