



## 19 Robins Lane, Barry

**£160,000**

**\*\*\* NEW \*\*\*** Priory Estates are delighted to offer to the market this very well presented three double bed roomed semi detached property. Situated in the East End of Barry and with great links to Cardiff and the M4. The property briefly comprises entrance porch, entrance hallway, through lounge/dining room, kitchen, bathroom and to the first floor are three double bedrooms. Outside there are gardens to the front and rear with a garage accessed via a secure lane. The property also benefits from solar panels which are owned by the property and offer great savings to utility bills. Early viewing is highly recommended.



# 19 Robins Lane, Barry

## Entrance Porch

Entered via double glazed front door. Wood effect flooring. Door to:

## Entrance Hallway

Continuation of flooring. Door to Lounge/Diner. Carpeted stairs to first floor.

## Lounge 23'3 x 12' (7.09m x 3.66m)

Double glazed bay window to the front. Laminate flooring. Radiator. Open to:

## Dining Room 12'3 x 11'5 (3.73m x 3.48m)

Double glazed window to the rear. Radiator. Continuation of laminate flooring. Door to under stairs storage cupboard. Fireplace. Door to:

## Kitchen 13'4 x 10'1 (4.06m x 3.07m)

Fitted kitchen to comprise a range of base and wall units with wood effect work surfaces incorporating sink and drainer with tap over. Four burner gas hob and electric oven with extractor over. Recess and plumbing for appliance and space for fridge/freezer. Ceramic tile to splash back areas. Cupboard housing gas combination central heating boiler. Double glazed window to the side and double glazed door providing access to the rear garden. Ceramic tile flooring. Door to Inner lobby and Bathroom.

## Bathroom

With suite to comprise closed cistern w.c, vanity wash hand basin and p shaped bath with shower over. Ceramic tile to all walls and floor. Radiator. Double glazed opaque window to the rear.

## First Floor Accommodation

Carpeted stairs rising to a split level landing. Doors to all bedrooms.

## Bedroom One 13'5 x 11'10 (4.09m x 3.61m)

Main double bedroom two double glazed windows to the front. Laminate flooring. Radiator.

## Bedroom Two 13'2 x 10'3 (4.01m x 3.12m)

Second double bedroom with double glazed window to the rear. Radiator. Fitted carpet. Airing cupboard.

## Bedroom Three 11'2 x 10' (3.40m x 3.05m)

Third double bedroom with double glazed window to the rear. Radiator. Fitted carpet.

## Outside

To the front: Forecourt,

To the rear: Enclosed low maintenance garden laid to paving. Access to a garage with steel up and over door. Vehicular access is available via a gated lane.

