

**196 Holton Road
Barry
CF63 4HN**

Showroom/Shop 28' x 14'6"

Entered via a security shutter and glazed door into this large and light showroom area. Door leads to basement cellar. Door leading to:



Back Office 12' x 10'6"

A decent sized room with window to side. Original recess dresser. Tiled floor. Door leading to:

Kitchen 12'3" x 6'

Base & stainless steel unit. Window. Tiled floor. Door to rear yard. Door to:

W.C.

Wash hand basin. Low level W.C. Window

Maisonette Entrance Hall

Entered via a glazed Upvc door. Radiator. Stairwell rising to:

First Floor Landing

Split level with doors off to lounge, kitchen, bedroom & bathroom W.C. Stairwell rising to second floor landing

Lounge 18' x 13'

An excellent sized living room with large window to front. Coved ceiling. Radiator.



Kitchen Breakfast Room 12' x 11'3"

A good sized kitchen area featuring a selection of wall and base units incorporating worktop space & stainless steel sink unit. Gas cooker point. Plumbing for washing machine. Window. Wall mounted 'Worcester' gas boiler fires domestic hot water and central heating.



Bedroom 1 13'6" x 12'

Spacious double bedroom with Upvc glazed door to rear leading onto fire stairwell running down to rear yard. Radiator.



Bathroom W.C.

Partially tiled with suite comprising of low level W.C. Vanity unit with wash hand basin. Paneled bath with shower tap attachment. Window. Radiator.

Second Floor Landing

Doors off leading to three bedrooms. Loft space

Bedroom 2 12'3" x 11'6"

A good sized double bedroom with window to rear. Radiator

Bedroom 3 14'6" x 9'

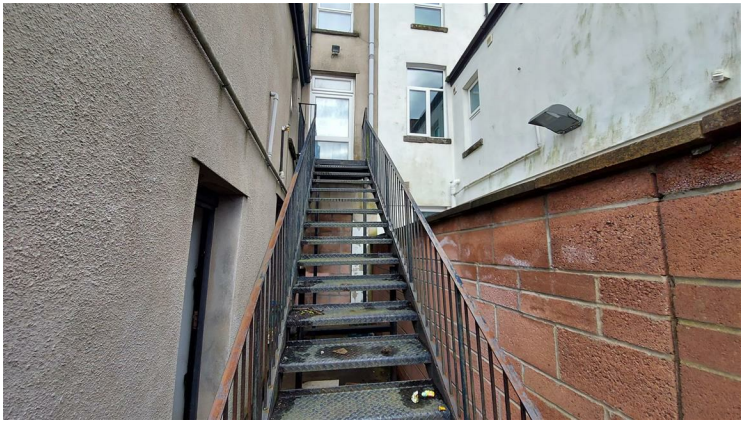
Again being a large double bedroom. Window to front. Radiator

Bedroom 4 11' x 8'9"

Decent sized fourth bedroom. Window to front. Radiator

Rear Yard

Enclosed by block built wall and based in concrete. Brick built outer building in need of repair. Fire stairwell rising to maisonette.



Garage 20' x 16'9"

A large stone built structure in need of updating. Pedestrian door to rear yard. Large doors offering access from lane.



FIXTURES AND FITTINGS

Only those items specifically mentioned in these sales particulars are included within the sale price, any other item being expressly excluded from the sale. Hoskins Morgan have NOT tested any apparatus, equipment, fixtures and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

PROPERTY MISDESCRIPTIONS ACT 1991:

These particulars have been prepared with care and approved by the vendors (wherever possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the

maximum size which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Hoskins Morgan branch for advice or confirmation on any points.

TENURE

The vendors advise the property to be Freehold. Hoskins Morgan would stress that they have NOT checked the legal documents to verify the status of the property, and the buyer is advised to obtain verification from their solicitor or surveyor.

VIEWING

Strictly by prior telephone appointment direct with the agents - telephone 02920 553056. Open 6 days a week. Opening Hours: Monday - Friday 9.00am - 5.30pm, Saturdays 9.00am - 4.00pm.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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Investors & Builders Look!!! Offered For Sale Is This Large Imposing Building With Development Potential Subject To Planning. Accommodation Over Three Floors That Presently Comprise Of A Ground Floor 28' Shop/Showroom, Rear Office With Kitchen & W.C. Together With A Four Bedroom Residential Self Contained Maisonette Above With A Spacious 18' Lounge, 12' Kitchen Breakfast Room & Bathroom W.C. Maisonette Boasts Both Gas Fired Central Heating & Upvc Windows. Rear Yard With Large 20' Double Garage With Lane Access. Security Roller Shutter Doors. Basement Cellar. Updating Required Hence Sensibly Asking Price.