

Entrance Hall

Entered via a composite door. Balustrade stairwell. Radiator. Doors off leading to lounge, dining room & kitchen

Lounge 12'5" (max) x 10'9"

A good sized room with bay window to front 'Adam' style fireplace. Two recess dressers. Radiator. Original coved ceiling



Dining Room 9'8" (max) x 9'2"

With window to rear. Radiator. Timber and tiled fireplace



Kitchen 10'9" x 8'9"

Recently refitted boasting a good selection of grey base units with stainless steel sink unit & mixer tap, integrated electric oven, hob & extractor canopy. Window to side. Breakfast bar. Door leading to:

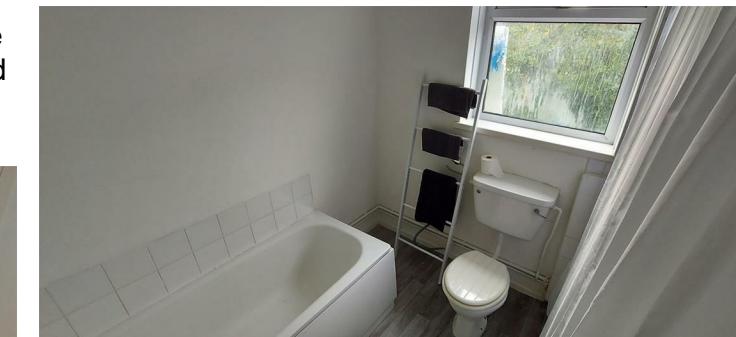


Rear Lobby.

Linen cupboard. Timber stable type door leading to rear garden. Door leading into:

Bathroom W.C.

A generous sized bathroom being partially tiled with suite comprising of low level W.C. Pedestal wash hand basin & panelled bath. Electric shower over wet area. Window



First Floor Landing

Being split level with doors off leading to three bedrooms. Loft space

Bedroom One 15'6" (max) x 9'9"

Excellent sized double bedroom. Two windows to front. Radiator. Period style decorative fireplace



Bedroom two 10'7" (max) x 9'5"

Double bedroom. Window to rear. Radiator. Decorative period style fireplace



Bedroom Three 11'10" (max) x 8'7"

Third double bedroom. Window to side. Radiator. Decorative period style fireplace



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		
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Garden

Enclosed by stone wall. Abundance of shrubs

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.



3 Holmes Street, Barry, CF63 2JB



A Recently Updated Traditional Built Bay Fronted Mid Terrace House Handily Located For A Variety Of Amenities. Accommodation Briefly Comprises Of Entrance Hall, Lounge, Dining Room, Newly Installed Kitchen With Oven & Hob, Ground Floor Bathroom W.C. & Shower. Three Double Bedrooms. Gas Fired Central Heating. Upvc Windows. Rear Garden. Well Worth Viewing