17 Dafydd Place
Barry
CF63 1RN

Entrance Hall
Entered via a Upvc door with glazed inset. Stairwell. Radiator. Panelled doors leading to lounge & Kitchen

Kitchen 11'7" x 8'2"
A good sized kitchen housing a good selection of Beech style wall and base units incorporating worktop space with sink unit & mixer tap. Gas cooker point. Tiled splash backs. Laminated floor. Radiator. Window to front

Lounge 14'9" x 10'11"
Generous sized living room featuring a decorative fireplace. Window to rear. Radiator. Picture rail. Panelled door leading to:

Rear Porch
Window. Upvc door leading out to rear garden. Wall mounted gas combination boiler fires domestic hot water and central heating system

First Floor Landing
Panelled doors leading off to two bedrooms & bathroom W.C. Radiator. Loft space

Bedroom One 14'9" x 9'4" (max)
A very good sized double bedroom. Two windows to rear. Radiator. Closet

Bedroom Two 11'8" x 8'2"
Double bedroom with window to front. Radiator. Dado rail

Bathroom W.C.
Suite comprising of low level W.C. Pedestal wash hand basin. Panelled bath with electric shower over. Tiled splash backs. Radiator. Laminated floor

Front Garden
Based in stoe offering off road parking

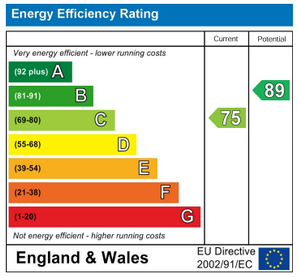
Rear Garden
Crazy paved area. Timber fencing. Brick built outbuilding with two internal storage units

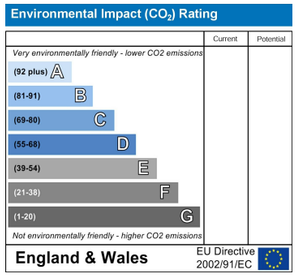
FIXTURES AND FITTINGS
Only those items specifically mentioned in these sales particulars are included within the sale price, any other item being expressly excluded from the sale. Hoskins Morgan have NOT tested any apparatus, equipment, fixtures and so cannot verify they are in working order or fit for 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.





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17 Dafydd Place, Barry, CF63 1RN

Tucked Away Within A Small Cul De Sac Location Can Be Found This Recently Improved, Decorated And Recarpeted Two Double Bedroomed Mid Terrace House That Would Make An Ideal First Time Purchase Or Landlord Investment Property. Accommodation Further Comprises Of Entrance Hall, Spacious Kitchen, Lounge, Rear Porch & Bathroom W.C. & Shower. Off Road Parking To Front. Rear Garden With Brick Outbuilding Offering Storage. Upvc Windows & Doors. Gas Central Heating With Combination Boiler. Council Tax Band 'B' Energy Rating 'C' Quick Sale Can Be Offered!

£167,500 Freehold