

Salisbury Road, Barry CF62 6PB

allen & harris

welcome to

Salisbury Road, Barry

RARE OPPORTUNITY TO LIVE IN A GORGEOUS HOME IN A WONDERFUL LOCATION. the property briefly comprises of open plan living, dining room through to the modern kitchen with direct access onto the garden. Two bedrooms and family bathroom to the first floor. *NO CHAIN*

Entrance

Via PVC door to hall way

Living Room / Dining Room

24' 9" x 10' 8" (7.54m x 3.25m)
PVC bay window to front aspect, radiator, power points, wooden floor, continued into dining room with PVC window to rear aspect, radiator, power points, open fire place, step down into:

Kitchen

10' x 8' (3.05m x 2.44m)
PVC window to rear aspect, a range of wall and base units with complementary work surface over, gas hob and electric oven sink and drainer with tap over, door to side aspect.

Landing

Stairs from first floor.

Bedroom One

11' 9" x 11' 4" (3.58m x 3.45m)
Two PVC windows to front aspect, radiator, power points, wooden floor.

Bedroom Two

10' 9" x 8' 7" (3.28m x 2.62m)
PVC window to rear, radiator, power points.

Bathroom

Four piece suite comprising, bath, vanity cupboard with inset wash hand basin, double shower cubicle, W.C. fully tiled. Obscure window to rear.

Garden

Private, low maintenance garden to rear.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase goes ahead.









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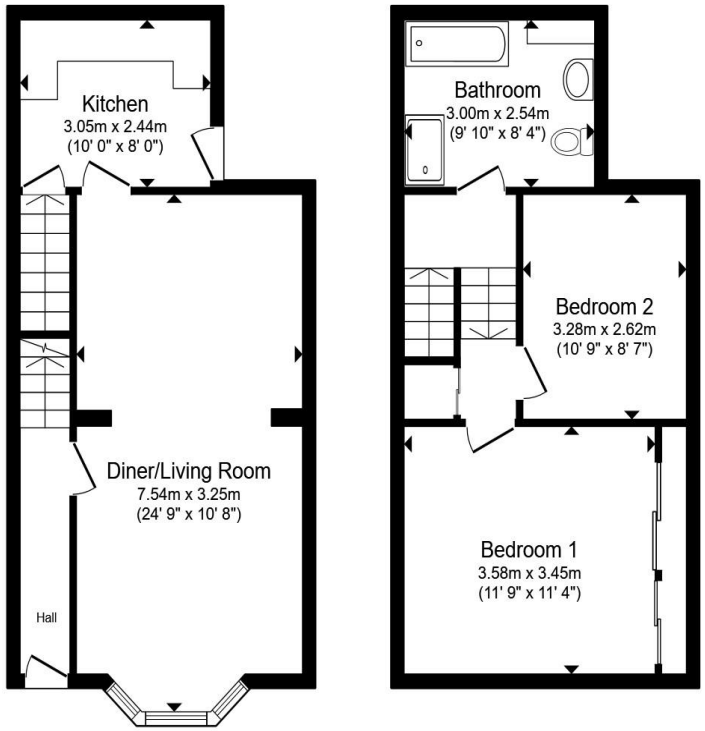
welcome to

Salisbury Road, Barry

- TWO DOUBLE BEDROOM HOME, CLOSE TO LOCAL SHOPS OFFERED WITH NO CHAIN
- LOW MAINTENANCE GARDEN
- OPEN PLAN KITCHEN / DINER
- CLOSE TO PORTHKERRY PARK
- GOOD SCHOOL CATCHMENT

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£230,000



Total floor area 79.6 m² (857 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
BRY108337 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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