



£250,000
freehold

Aberystwyth Crescent, Barry CF62 7EH

- EPC Rating: D
- 5 BEDROOMS *SPACE FOR HOME OFFICE*
- 3 RECEPTION ROOMS
- ENCLOSED REAR GARDEN & BALCONY TO FRONT
- NO ONGOING CHAIN - PERIOD FEATURES





About The Property

NO ONGOING CHAIN. Briefly comprising of porch, hallway, living room, additional reception room, dining room, kitchen, lobby, 1st floor landing, balcony, 3 bedrooms, utility room, family bathroom, 2nd floor landing, 2 bedrooms, enclosed rear garden.

Accommodation

Entrance Porch

Enter via hardwood door, coving, tiled flooring, further glazed door into Hallway;-

Entrance Hallway

Coving, architrave, tiled flooring, power points, radiator, stairs ascending to first floor, doors leading into Living Room, Additional Reception Room and Dining Room;-

Living Room

15' 2" into bay window x 12' 3" (4.62m into bay window x 3.73m)
Coving, ceiling rose, feature fire place, power points, radiator, fitted carpet, double glazed bay window to front aspect.

Additional Reception Room

13' x 11' 7" (3.96m x 3.53m)
Coving, ceiling rose, feature fire place, fitted carpet, T.V. point, power points, radiator, double glazed window to rear aspect.

Dining Room

13' 8" x 12' 8" (4.17m x 3.86m)
Feature fire place, fitted cupboard under stairs, fitted carpet, power points, radiator, double glazed window to side aspect, door leading into Kitchen;-

Kitchen

8' 8" x 6' 11" (2.64m x 2.11m)
Matching wall and base units with complimentary work tops, inset sink, drainer and mixer tap, gas hob, oven and cooker hood, integral freezer, power points, tiled flooring, double glazed window to side aspect, opening to Lobby;-



Lobby

5' 11" x 4' 4" (1.80m x 1.32m)

Base units with complimentary work top, space for fridge, power points, tiled flooring, double glazed window to side aspect, glazed door to Rear Garden.

1ft Floor Landing

Fitted carpet to stairs and landing, split level, radiator, UPVC glazed door to Balcony with idyllic sea views. Balcony with space for chairs and small table. Doors leading into 3 Bedrooms and Family Bathroom. Stairs ascending to 2nd Floor.

Bedroom One

15' 1" into bay x 12' 3" (4.60m into bay x 3.73m)

Coving, fitted carpet, power points, radiator, double glazed bay window to front aspect.

Bedroom Two

12' 3" x 12' 11" (3.73m x 3.94m)

Coving, fitted carpet, power points, radiator, double glazed window to rear aspect.

Bedroom Three

12' 2" x 8' 10" (3.71m x 2.69m)

Fitted carpet, power points, radiator, double glazed window to side aspect, glazed door to Utility Room;-

Utility Room

8' 6" x 7' 2" (2.59m x 2.18m)

Space for washing machine, space for tumble dryer, fitted

worktop, hard wood flooring, double glazed window to side and rear aspect, wooden door to Rear Garden.

Bathroom

W.C., wash hand basin, shower with rainfall and rinse head attachment, splash back tiled areas, vinyl flooring, towel radiator, double glazed opaque window to side aspect.

2nd Floor Landing

Fitted carpet to stairs and landing, deep storage cupboard to the eaves, doors leading into Bedrooms;-

Bedroom Four

19' 8" max x 11' 6" max (5.99m max x 3.51m max)

Fitted carpet, power points, deep storage cupboard to the eaves, double glazed window to side and front aspect with idyllic coastal views.

Bedroom Five

10' 8" x 7' 10" (3.25m x 2.39m)

Fitted carpet, power points, glazed sky light to rear aspect.

Outside

To the front, low level stone wall, small court yard entrance. Idyllic far stretching views.

To the rear, generous sized garden with patio areas across two levels, complimentary flower beds, pond, outside tap, greenhouse, enclosed with fencing and stone walls.

OUTBUILDING HOUSING W.C. & STORAGE ROOM



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). Plan produced for Peter Alan. Powered by www.focalagent.com

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.