



Walker Road, Barry, CF62 8EN

welcome to

Walker Road, Barry

Charming three-bedroom end-of-terrace property in the centre of Barry, with partial sea views and thoughtful design throughout. Modern kitchen, open plan living/dining room and new bathroom, viewing is highly recommended. Call us now on 01446 747878 for more info.

Front Garden

Landscaped steps and greenery from pavement through metal gate up to property front, artificial lawn area with patio doors to the dining room, wooden lattice archway over steps, path leading to front door, outdoor lighting

Porch

Tiled floor, windows to front aspect, obscured glass panel door to hall

Hall

Wood-effect laminate flooring, carpeted stairs to first floor, under-stairs storage cupboard, doors to kitchen and living room, radiator, power point

Living Room

13' 9" x 11' 4" (4.19m x 3.45m)

Wood-effect laminate flooring, wood-burning stove, window to front aspect, radiator, power point, open plan to dining room

Dining Room

9' 6" x 7' 2" (2.90m x 2.18m)

Wood-effect laminate flooring, radiator, patio doors to front aspect, ceiling spotlights, open plan to living room

Kitchen

19' 8" x 8' 8" (5.99m x 2.64m)

Tiled floor, part-tiled walls and splashback, range of wall and base units with complementary work surface, windows to side and rear aspects, ceramic sink and drainer with mixer tap over, integrated double oven, gas hob with extractor hood over, power points, radiator, space for fridge/freezer, washing machine, tumble dryer and dishwasher, door to rear garden

Rear Garden

Tiered garden with steps to each tier, fencing to either side, brick and fencing to rear of garden, decking area with glass balustrade, with shed and summer house to rear, laid to lawn, mature trees and shrubbery

Landing

Carpet, loft inspection hatch, power point, doors to bedrooms and shower room

Bedroom One

11' 1" x 10' 9" (3.38m x 3.28m)

Carpet, window to front aspect, radiator, built-in wardrobe, power point

Bedroom Two

11' 11" x 8' 2" (3.63m x 2.49m)

Carpet, window to rear aspect, radiator, power point, ceiling spotlights

Bedroom Three

8' 10" x 7' 11" (2.69m x 2.41m)

Carpet, window to front aspect, radiator, storage cupboard, ceiling spotlights

Shower Room

Laminate flooring, tiled walls, obscured windows to rear aspect, shower cubicle, wash hand basin with storage under, W.C., heated towel rail

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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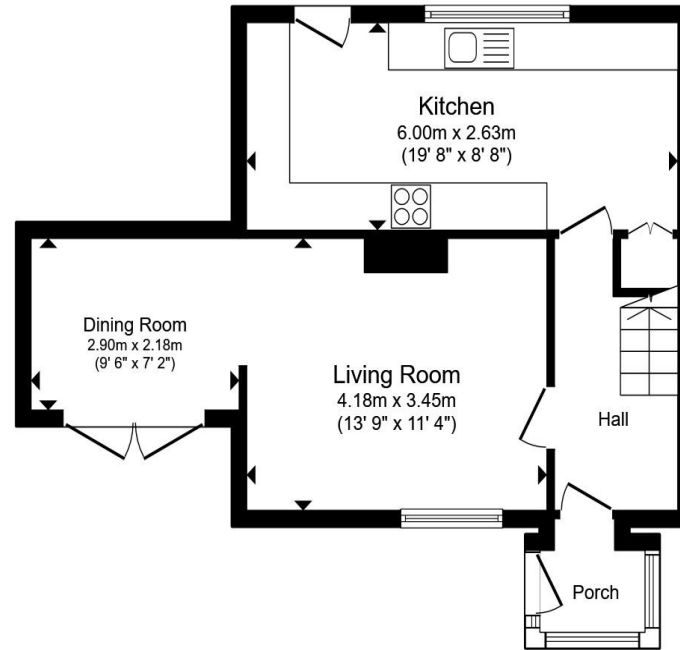
- 3 BEDROOMS
- END OF TERRACE
- SEA VIEWS
- LANDSCAPED GARDEN
- GREAT LOCATION

Tenure: Freehold EPC Rating: D

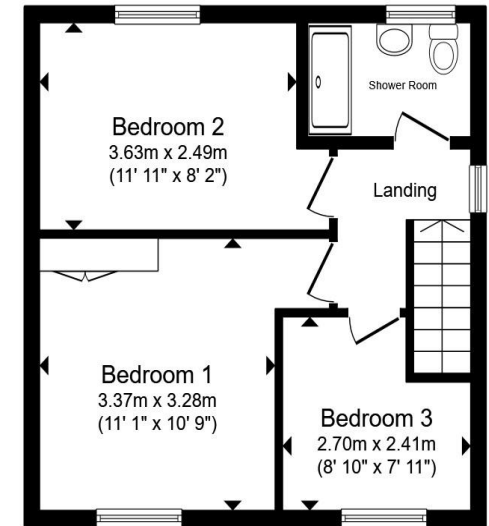
Council Tax Band: C

offers in excess of

£250,000



Ground Floor



First Floor

Total floor area 80.7 m² (869 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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Property Ref:
BRY108238 - 0004

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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