



Morel Street, Barry CF63 4PL

welcome to

Morel Street, Barry

A traditional end of terrace property, with three good-sized bedrooms and large reception room. In a great location, close to excellent transport links and local amenities, this is an incredible opportunity for a first time buyer, investor, or small family. Call us to book a viewing on 01446 747878!

Hall

Wood-effect flooring, radiator, stairs to the first floor, door to downstairs living accommodation

Lounge

11' 11" x 10' (3.63m x 3.05m)
PVC double-glazed window to front aspect, radiator, power points, wood-effect flooring, open-plan to Dining Room

Dining Room

12' 11" x 12' 4" (3.94m x 3.76m)
PVC double-glazed window to rear aspect, wood-effect flooring, radiator, power points

Kitchen

8' 9" x 8' 6" (2.67m x 2.59m)
Range of wall and base units with complementary work surface over, electric hob and oven, stainless-steel extractor hood, sink and drainer, mixer hose style tap, space for washing machine and space for fridge/freezer, power points, door to lean to

Shower Room

7' 9" x 6' 3" (2.36m x 1.91m)
Double-glazed window to rear aspect, glass shower cubicle, mains powered shower, sink, W.C., wall mounted boiler, fully tiled walls and floor.

Bedroom One

15' 5" x 10' (4.70m x 3.05m)
PVC double-glazed windows to front aspect, radiator, power points

Bedroom Two

11' 10" x 9' 9" (3.61m x 2.97m)
PVC double-glazed window to rear aspect, radiator, power points

Bedroom Three

9' 1" x 8' 11" (2.77m x 2.72m)
PVC double-glazed window to rear aspect, radiator, power points

Garden

Enclosed rear garden, laid to concrete, flower beds

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

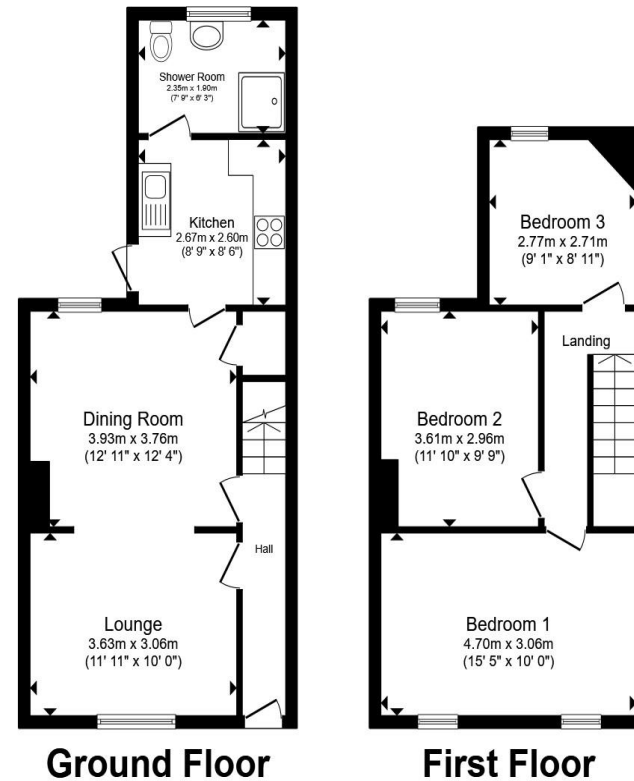
Morel Street, Barry

- PRIME LOCATION
- THREE BEDROOMS
- LARGE OPEN PLAN LIVING/DINING ROOM
- LOCAL TRANSPORT LINKS
- TRADITIONAL END OF TERRACE

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£190,000



Total floor area 84.6 m² (911 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:
BRY108255 - 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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