



**£195,000**  
freehold

**Newlands Street,  
Barry CF62 8EA**

- EPC Rating: D
- THREE BEDROOM TRADITIONAL TERRACE HOME
- THROUGH LOUNGE/SEPARATE DINING ROOM
- ENCLOSED REAR GARDEN
- TOWN CENTRE LOCATION



3



1



2







## About The Property

Traditional bay fronted terraced property offering a great opportunity to update to modern standards. Through lounge, separate dining room. Kitchen. Ground floor w.c. Three bedrooms and bathroom to first floor. Enclosed rear garden. **ONLINE VIEWING - NO CHAIN**

## Accommodation

### Entrance Porch

Leading to entrance hallway

### Hallway

Door to lounge, access to dining room, stairs leading to first floor accommodation.

### Lounge Area

14' 4" x 15' 1" ( 4.37m x 4.60m )  
Double glazed bay window to front. Radiator. Carpet

### Dining Area

14' 7" x 11' ( 4.45m x 3.35m )  
Double glazed window to rear. Radiator. Continuation of carpet from lounge area.

### Separate Dining Room

14' 5" x 11' 4" ( 4.39m x 3.45m )  
Window to side.

### Kitchen

9' 10" x 6' 6" ( 3.00m x 1.98m )  
Range of base and wall units. Stainless steel sink and drainer. Vinyl flooring. Window to side.



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## W.C

W.C - Window to rear.

## Utility Area/original Bathroom

Could be converted back to provide ground floor bathroom/shower room, alternatively convert to utility area. Window to rear.

## Landing

Access to first floor rooms

## Bedroom 1

16' 1" x 13' 5" ( 4.90m x 4.09m )

Two windows to front. Built in wardrobes. Carpet. Radiator.

## Bedroom 2

13' 1" x 11' 8" ( 3.99m x 3.56m )

Window to rear. Radiator. Carpet.

## Bedroom 3

13' 9" x 9' 11" ( 4.19m x 3.02m )

Window to side. Radiator. Carpet.

## Shower Room

Access via bedroom 3 - Window to rear. W.C. Pedestal wash hand basin. Walk in shower. Radiator. Vinyl flooring.

## Outside

To the front - forecourt

To the rear - Mature shrubs. Lawned area. Brick built storage shed. Lane access.



**Ground Floor**

**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

### Important Information

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