



20, Wilfred Street
Barry, CF63 3NY

Watts
& Morgan

20 Wilfred Street

Barry CF63 3NY

£182,500 Freehold

2 Bedrooms | 1 Bathroom | 2 Reception Rooms

A two bedroom, mid terraced family home. Conveniently located to local amenities, transport links, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, living room, dining room, kitchen. First floor landing, two double bedrooms and a family bathroom. Externally the property benefits from a low maintenance courtyard style rear garden with brick built store. Being sold with no onward chain. EPC rating 'TBC'.

Directions

Cardiff City Centre – 7.3 miles

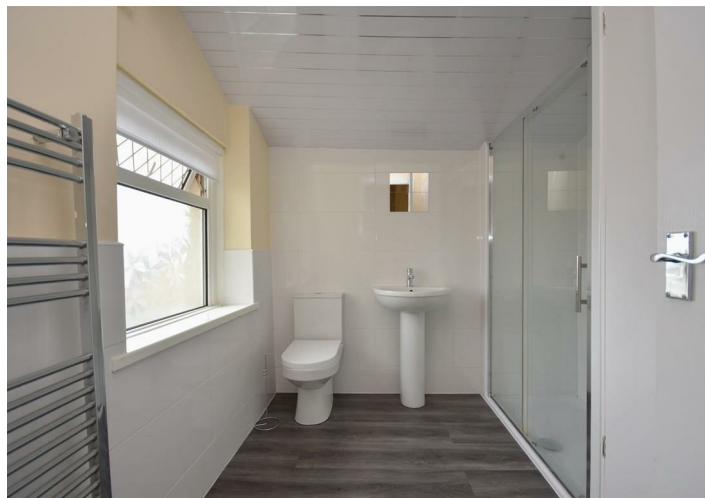
M4 Motorway – 9.0 miles

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Summary of Accommodation

Ground Floor

Entered via a partially glazed uPVC door into a hallway benefiting from carpeted flooring and a wooden staircase with a carpet runner leading to the first floor.

The living room benefits from carpeted flooring, a central feature fireplace with a wood mantle and a uPVC double glazed bay window to the front elevation.

The dining room enjoys carpeted flooring, an understairs storage cupboard and a uPVC double glazed window to the rear elevation.

The kitchen has been fitted with a range of wall and base units with roll top laminate work surfaces. Integral appliances to remain include; a 'Lamona' electric oven and a 4-ring electric hob with an extractor fan over. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from vinyl flooring, a stainless steel sink with a mixer tap over, partially tiled splashback, two uPVC double glazed windows to the side and rear elevations and a partially glazed uPVC door providing access to the rear garden.

First Floor

The first floor landing benefits from carpeted flooring and a loft hatch providing access to the loft space.

Bedroom one is a spacious double bedroom enjoying carpeted flooring, a recessed storage cupboard and two uPVC double glazed windows to the front elevation benefiting from elevated views.

Bedroom two is a double bedroom benefiting from carpeted flooring and a uPVC double glazed window to the rear elevation.

The family bathroom has been fitted with a 3-piece white suite comprising; a shower cubicle with a thermostatic rainfall shower over and a hand held shower attachment, a pedestal wash-hand basin and a WC. The bathroom further benefits from wood effect vinyl flooring, partially tiled walls, a recessed storage cupboard housing the wall mounted 'Vaillant' combi boiler, an extractor fan, a wall mounted chrome towel radiator and an obscure uPVC double glazed window to the side elevation.

Gardens & Grounds

20 Wilfred Street is approached off the street onto a courtyard style front garden. The low maintenance, enclosed rear garden is laid with patio slabs providing ample space for outdoor entertaining and dining. The rear garden further benefits from a brick built storage shed and a pedestrian gate (currently blocked) providing rear lane access.

Additional Information

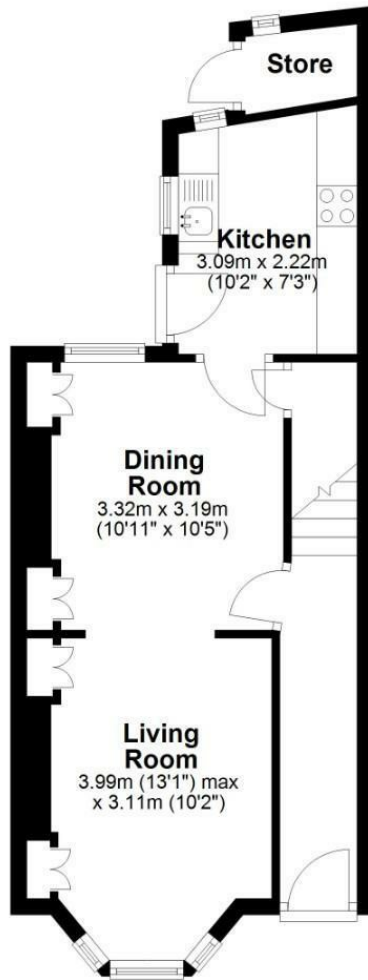
All mains services connected.

Freehold.

Council tax band 'C'.

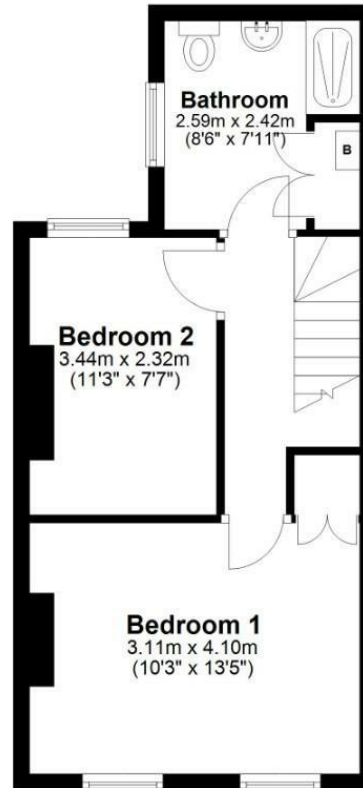
Ground Floor

Approx. 36.5 sq. metres (393.4 sq. feet)



First Floor

Approx. 33.8 sq. metres (363.3 sq. feet)



Total area: approx. 70.3 sq. metres (756.7 sq. feet)

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		70
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

