



Woodlands Road, Barry CF63 4EG

welcome to

Woodlands Road, Barry

A great opportunity for a first time buyer or investor, this traditional mid-terrace property has huge potential. Benefiting from an open-plan kitchen/living room, and three good-sized bedrooms all with built in wardrobes, upstairs bathroom and tiered garden to the rear.

Front Yard Hall

Carpet, stairs to first floor, doors to lounge and dining room, storage cupboards, radiator

Lounge

13' 2" x 11' 10" (4.01m x 3.61m)

Carpet, bay window to front aspect, fireplace, radiator, storage space in alcoves, power point

Dining Room

12' 8" x 12' 6" (3.86m x 3.81m)

Carpet, radiator, power point, fireplace, window to rear aspect, open plan to kitchen

Kitchen

9' 4" x 6' 7" (2.84m x 2.01m)

Laminate flooring, range of wall and base units with complementary work surface, electric oven, gas hob, extractor hood, stainless steel sink with drainer and mixer tap over, space for washing machine, power points, window to rear aspect, door to garden at rear

Landing

Carpet, loft inspection hatch, doors to bedrooms and bathroom

Bedroom One

11' 3" x 10' 6" (3.43m x 3.20m)

Carpet, window to rear aspect, radiator, power points, built in storage

Bedroom Two

11' 5" x 10' 11" (3.48m x 3.33m)

Carpet, windows to front aspect, built-in storage

Bedroom Three

10' 7" x 7' 11" (3.23m x 2.41m)

Carpet, window to front aspect, radiator, built-in storage

Bathroom

8' 2" x 6' 7" (2.49m x 2.01m)

Wooden floor, tile splashback, storage cupboard, shower cubicle, W.C., wash hand basin, obscured windows to rear aspect, radiator

Garden

Patio area with metal fencing, stone steps down to lower area with lawn area, shed, gate to access lane at rear

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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Woodlands Road, Barry

- CHAIN FREE
- THREE BEDROOMS
- KITCHEN/DINER
- ENCLOSED GARDEN
- TOWN CENTRE LOCATION

Tenure: Leasehold EPC Rating: D

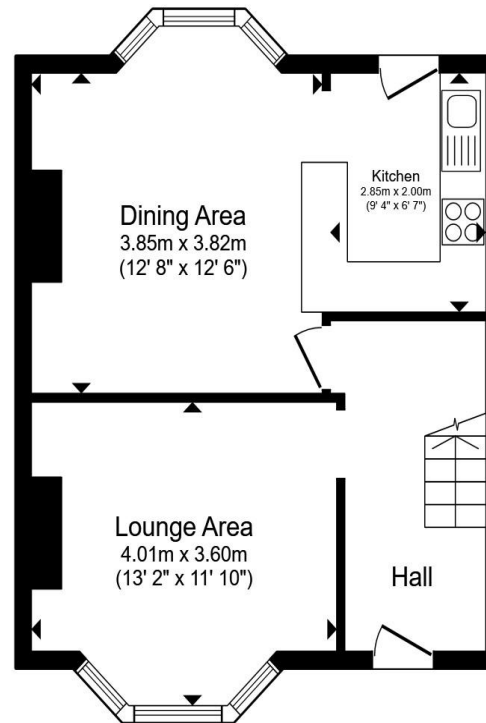
Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

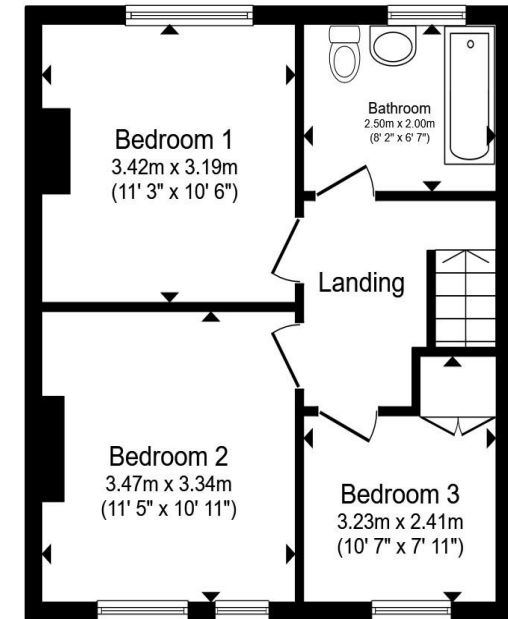
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£210,000



Ground Floor



First Floor

Total floor area 84.2 m² (906 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:
BRY108168 - 0010

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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