



£175,000

Glamorgan Street, Barry

Terraced House | 2 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Highly Desirable Location
- Fantastic School Catchment (Romilly Primary & Whitmore High School)
- A Five Minute Walk to Romilly Park and The Knapp and Porthkerry Park
- New Boiler
- Two Double Bedrooms
- Enclosed Rear Courtyard

## Property Description

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## Main Particulars

Botham Williams are excited to market this fantastic property withing the highly desirable West End of Barry. This house is ideal for first-time-buyers and those looking to down-size.

One of the real benefits of this house is its location and access to green-space. It is set on the edge of Porthkerry Country Park, The Knapp is a stones-throw away, as is Romilly Park and Barry Island. It is the perfect area for families or those who love the outdoors. The area is easily commutable for Cardiff, especially with two train stations within walking distance. The area is also well equipped for schools and is catchment for Romilly Primary School and Whitmore High. The area also has lots of local amenities write on the doorstep with Park Crescent and High Street a few streets away.

Property briefly comprising of; Large living area, Kitchen to the ground floor. Two bedrooms and bathroom to the first floor. Enclosed rear garden.

Entrance - Access is provided via a composite door with obscure glass panels, ensuring privacy and security.

Porch - Wood panelling graces both sides of the area, creating a decorative and textured atmosphere. Laminate flooring extends throughout this space, seamlessly leading into the next area.

Hallway - The room features ceiling coving for added detailing. It houses the electric consumer unit for the property and maintains a consistent theme with wood-effect laminate flooring throughout.

Reception Room One - 7.54m x 3.56m (24'09 x 11'08) - The room is illuminated by UPVC double-glazed windows at both the front and rear elevations. Additionally, it includes a convenient storage cupboard for your organisational needs. Radiators are positioned to maintain a comfortable temperature, and wood-effect laminate flooring adds a contemporary touch to the space.

Kitchen - 2.57m x 2.21m (8'5 x 7'03) - This area features a UPVC double-glazed window on the side elevation and a UPVC door with obscure window panels, ensuring ample natural light. The room is accented with ceiling coving and offers a range of wall and base units with laminate work surfaces. A four-ring gas hob with an extractor

fan above it is in place, and there's sufficient space for white goods. To maintain a comfortable temperature, a radiator is installed, and the flooring is adorned with tiling.

First Floor Landing - A staircase ascends to the first-floor landing, from which doors lead to all rooms. There's also access to the loft space for additional storage. The flooring throughout is finished with a wood-effect tile, adding to the overall aesthetic.

Bedroom One - 3.96m x 3.05m (13 x 10) -

This room includes a UPVC double-glazed window at the front elevation, providing natural light. It offers ample cupboard space with overhead storage for your convenience. A radiator is in place for temperature control, and the flooring is finished with wood-effect laminate for a modern touch.

Bedroom Two - 3.51m x 2.82m (11'06 x 9'03) -

There's a UPVC double-glazed window at the rear elevation, offering a pleasant view of the garden. The room features ceiling coving, a radiator for comfort, and additional obscure windows that bring natural light into the hallway. The flooring is adorned with wood-effect laminate for a polished look and feel.

Bathroom - 2.46m x 2.06m (8'01 x 6'09) -

A UPVC double-glazed obscure window on the side elevation provides natural light. The space is equipped with a radiator and extractor fan for climate control. Tiling adorns all the walls, complementing the three-piece suite, which comprises a low-level W/C and a washbasin with twin taps. A cupboard with storage space, housing the boiler, adds practicality. The flooring is finished with wood-effect tiles, accented by a decorative border.

Rear Garden - Enclosed courtyard that has sturdy brick walls, the garden is arranged with tiered sections that include decorative stepping stones, a grassy lawn, and patio slabs. An outbuilding nearby accommodates a low-level W/C, and there's a handy outdoor tap for your use. You'll also find a side entrance leading to the lane for easy access.





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