



£190,000

72 Morel Street, Barry

Terraced House | 2 Bedrooms

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# Step Inside

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## Key Features

- A well presented two bedroom end-terrace family home
- A short walk from local amenities
- Easy links and access to M4 corridor
- Central location
- Utility room
- Enclosed rear garden with side access and off road parking space
- Brick built outbuilding with electricity; perfect for storage or conversion in to office

## Property Description

Botham Williams are thrilled to present to you this delightful two bedroom end terraced property. This charming home presents a wonderful opportunity for someone to make it their own. Conveniently located within walking distance of the town centre and train station, the property is perfectly placed for access to a variety of local amenities. An ideal option for first-time buyers or those looking to downsize.

## Main Particulars

### Entrance

Side entrance door with decorative stained glass above, opening into a welcoming hallway, which is an ideal space for hanging coats. Fitted with carpet and featuring a staircase leading to the first floor, with a door providing access to the ground floor living accommodation..

### Living room - 4.40m (max) x 3.2m

Spacious and larger than anticipated, this front-facing reception room features a large window that fills the space with natural light. Fitted with carpet and flowing effortlessly into the adjoining dining area, it offers a inviting family living space.

### Dining room - 3.63m (max) x 3.72m

This well-proportioned dining room features a window to the rear allowing for natural light, while doors from both the entrance hall and kitchen provide easy access. There's ample space to comfortably accommodate a formal dining table and chairs and benefits from under-stairs storage cupboard.

### Kitchen - 3.02m x 2.64m

This practical galley-style kitchen features tiled flooring and a range of wall and base units, complete with a built-in wine rack. A stainless steel sink sits beneath a side-aspect window, allowing for natural light. There is ample space for a range of white goods, including a fridge freezer, cooker, oven, and dishwasher. A doorway leads through to the rear porch and utility area for added convenience.

### Utility - 1.97m x 2.34m

This useful utility area features tiled flooring matching the kitchen, along with coordinating wall and base units and laminate worktops for a seamless finish. A window overlooks the rear garden, and there's space for both a washing machine and tumble dryer. The boiler is also housed here, and the space conveniently leads to a separate WC.

WC - 2.15m x 0.81m

Accessed via the utility room, the downstairs WC includes a toilet with a shelf above, wash basin and tiled flooring for easy maintenance.

Back porch - 1.38m x 1.75m

A practical additional space, ideal for storage, a sheltered area for pets or a boot room. Featuring a tiled floor, corrugated roof, and a door providing direct access to the rear garden. Conveniently accessed from the kitchen.

Landing

Carpeted stairs and landing with a hatch providing access to the loft space. The landing offers doors leading to all bedrooms and the family bathroom.

Bedroom 1 - 4.45m x 3.20m

A spacious double bedroom spanning the full width of the front of the property. It features fitted carpet, two uPVC double-glazed windows, power points, and a radiator. There is also a built-in wardrobe providing convenient storage space.

Bedroom 2 - 3.75m x 2.80

A comfortable double bedroom with a uPVC double-glazed window overlooking the rear garden. The room benefits from fitted carpet, power points, and a central heating radiator.

Bathroom - 2.66m (max) x 3.04m

Situated at the rear of the property, this well-appointed four-piece bathroom features an opaque rear window for privacy. It includes an electric shower, panelled bath, wash basin, WC, luxury vinyl tile flooring, and fully tiled walls.

Garden

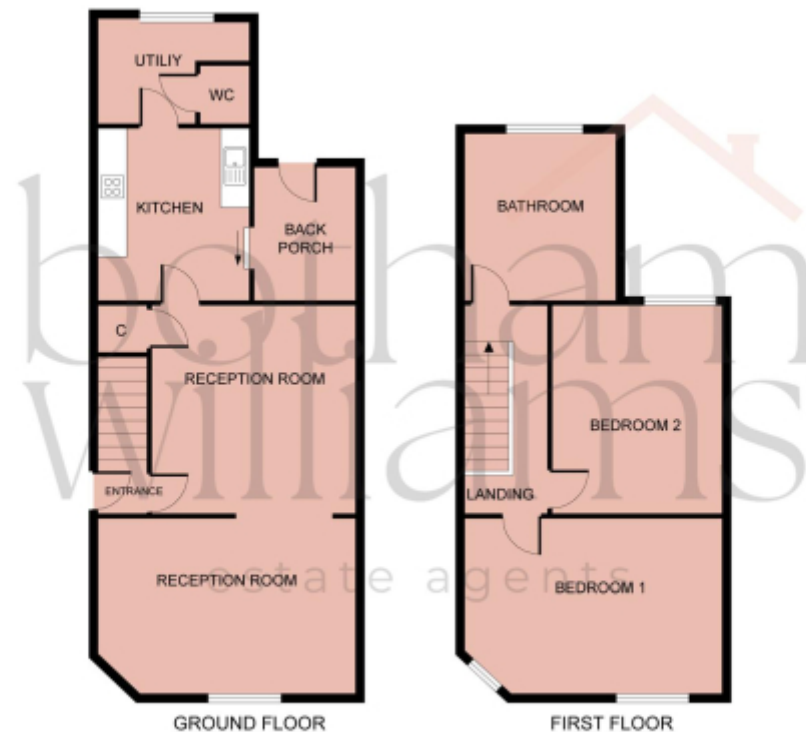
Off-road parking is available via double gates accessed from the road to the side of the property. The area is gravelled and bordered by plants, with fencing on one side and a wall on the other. A paved pathway leads to a brick-built garage/shed.

Brick built shed/garage - 2.40m x 4.80m

Featuring stylish barn doors and a uPVC window that fills the space with natural light, this versatile room benefits from electrical supply, making it ideal for use as a home office or additional storage.







This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright ©

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