



£160,000

Shelley Crescent, Barry

Terraced House | 2 Bedrooms | 1 Bathroom

01446 488288

botham
williams
Estate Agents

www.bothamwilliams.co.uk



Step Inside

Key Features

- No onward chain
- Two double bedrooms
- Perfect for first time buyers or investors
- Generous rear garden with brick built storage shed
- Quiet location
- Beautiful views of Flat Holm and Steep Holm island across the Channel

Property Description

Botham Williams Estate Agents are delighted to present this attractive two-bedroom end-of-terrace home, ideally situated in the sought-after Colcot area of Barry. Perfectly placed within easy reach of local schools, shops, takeaways, and excellent transport links, this property offers plenty of potential and would make an ideal first home or investment opportunity.

Main Particulars

The property offers a welcoming porch, a spacious living room, a modern kitchen with dining area, and a convenient utility room on the ground floor, with two well-proportioned bedrooms and a family bathroom on the first floor.

Entrance Porch - 2.29m x 1.37m

Step inside through a stylish UPVC door featuring an elegant glazed panel, leading into a welcoming entrance with tiled flooring and a front-facing window. This practical space provides plenty of room for coats, shoes, and everyday essentials, before opening through a glazed door into the main living area.

Living Room - 3.45m Max x 5.00m Max

The living room features wood-effect laminate flooring and a charming feature open fireplace, creating a warm and inviting atmosphere. A front-facing window offers pleasant views of the channel, filling the room with natural light. The staircase, fitted with a carpet, rises to the first floor, with a handy under-stairs cupboard providing practical storage. A door leads through to the kitchen.

Kitchen/ Dining Room - 3.61m Max x 4.95m Max

The kitchen features wood-effect laminate flooring and a modern range of base and eye-level units, complemented by a one-and-a-half bowl sink with mixer tap. It includes an integrated oven and hob with an overhead extractor fan, and a window overlooking the rear garden. There is ample room for a dining table, and a door provides convenient access to the utility area.

Utility Room - 4.60m Max x 1.60m

The utility room is fitted with practical vinyl flooring and offers plentiful space for a washing machine, tumble dryer, and fridge/freezer. Obscure windows to the front and side allow natural light while maintaining privacy, and a wall-mounted tap adds convenience. A door provides direct access to the rear garden, making this a highly functional and versatile space.

Landing

The first-floor landing is carpeted for comfort and features a side-facing window that fills the space with natural light. Loft access is conveniently located here, along with doors leading to both bedrooms and the family bathroom.

Bedroom One - 3.53m Max x 5.00m

This bedroom features fitted carpet and neutral décor, creating a bright and inviting space. A front-facing window not only floods the room with natural light but also offers stunning views across the Bristol Channel. Additional benefits include a radiator and a built-in cupboard for convenient storage.

Bedroom Two - 3.15m x 3.00m

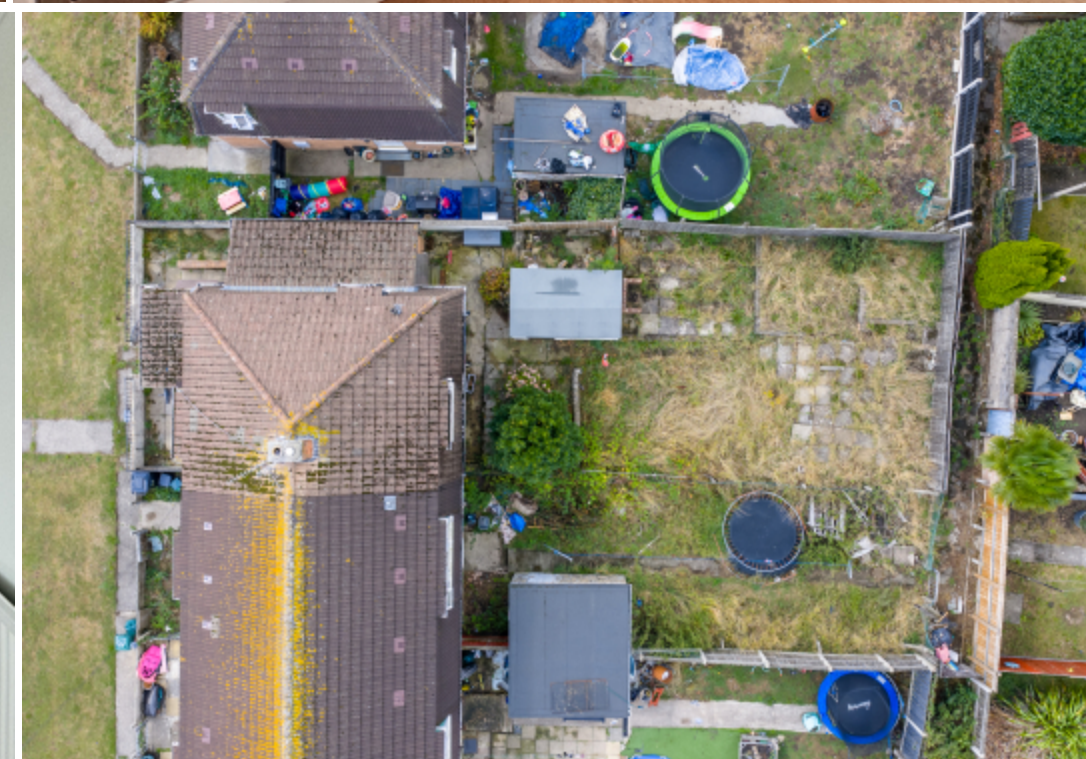
This bedroom is carpeted for comfort and features a radiator, a built-in cupboard, and a fitted wardrobe with sliding mirrored doors, providing excellent storage. A rear-facing window fills the room with natural light.

Bathroom - 1.96m x 1.65m

The family bathroom features vinyl flooring and a contemporary three-piece suite in white, comprising a close-coupled WC, pedestal wash hand basin, and a quadrant shower cubicle with mains-fed shower. The room is finished with panelled walls and an obscure side-facing window.

Garden

The property boasts an enclosed forecourt with a wrought iron gate and block boundary walls, with a pathway leading to the front entrance. At the rear, the garden is fully enclosed and mainly laid to lawn, complemented by paved patio areas, ideal for outdoor dining and relaxing. Additionally, there is a handy outbuilding with a rear-facing window, perfect for storage or a workshop space.





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 ©

Telephone: 01446 488288

botham
williams
estate agents

www.bothamwilliams.co.uk