



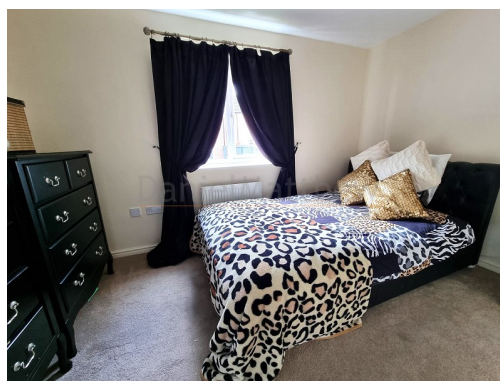
Treharne Road, Barry, The Vale Of Glamorgan. CF63 1QZ

£175,000



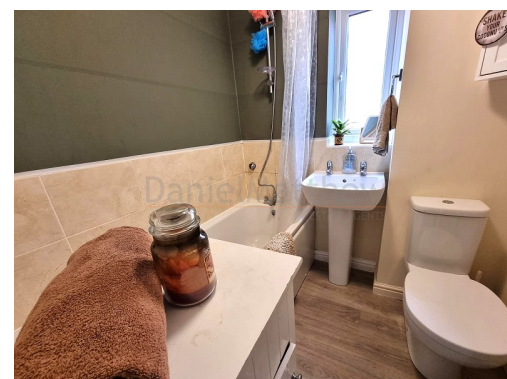
Daniel Matthew Estate Agents
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DanielMatthew
ESTATE AGENTS



**Treharne Road, Barry, The Vale Of Glamorgan.
CF63 1QZ
£175,000**

Daniel Matthew are pleased to offer to the market this well presented two bedroom end terrace property situated in a popular location near local amenities and on the local bus route. Property comprises to the ground floor, hallway, cloakroom and open plan lounge/kitchen. To the first floor two double bedrooms and family bathroom. Further benefits are enclosed south facing rear garden, driveway, gas central heating and UPVC double glazing throughout. Property is ideal for first time buyers or Investors. Viewing's are highly recommended, please contact a member of our team on 01446 503806



Hallway

Enter via UPVC double glazed door leading into hallway, plain ceiling, plain walls, wood effect laminate flooring, door leading into;-

Cloakroom/w.c

Plain ceiling, plain walls, wood effect laminate flooring, radiator, two piece white suite comprising low level WC and pedestal wash hand basin with mixer tap and tiled splashback.

Open Plan Lounge/Kitchen (22' 02" x 12' 02") or (6.76m x 3.71m)

UPVC double glazed window to front aspect, UPVC double glazed french doors leading out to south facing rear garden, plain ceiling, plain walls, wood effect laminate flooring, space for living area, a range of matching wall and base units with complimentary work surfaces and breakfast bar, electric oven and four ring gas hob with extractor fan, stainless steel sink with drainer and mixer tap, space for fridge/freezer and plumbing for washing machine, radiator.

Landing

Plain ceiling, plain walls, fitted carpet, loft access, doors leading into;-

Bathroom

UPVC double glazed obscured window to side aspect, plain ceiling, plain walls, wood effect laminate flooring, tiled splashback, three piece white suite comprising low level WC, pedestal wash hand basin and panelled bath with mixer tap and over head shower, radiator.

Bedroom One (12' 01" x 7' 09") or (3.68m x 2.36m)

UPVC double glazed window to rear aspect, plain ceiling, plain walls, fitted carpet, radiator.

Bedroom Two (12' 08" x 7' 09") or (3.86m x 2.36m)

Two UPVC double glazed windows to front aspect, plain ceiling, plain walls, fitted carpet, radiator.

Outside

Front - Driveway for one vehicle, steps leading up to front door, side access leading to rear garden.

Rear - Fenced boundaries, patio area, artificial grass, outdoor tap, side access.

Services

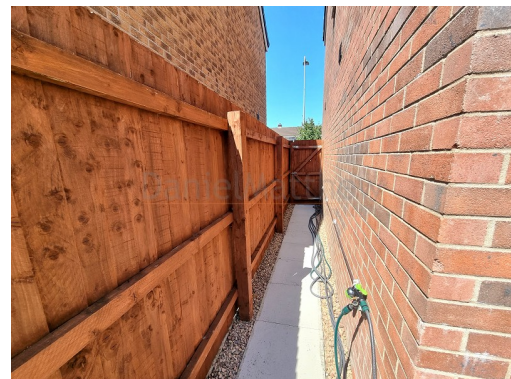
This property has the following services: Mains electricity, mains water, mains gas, mains drainage

Tenure

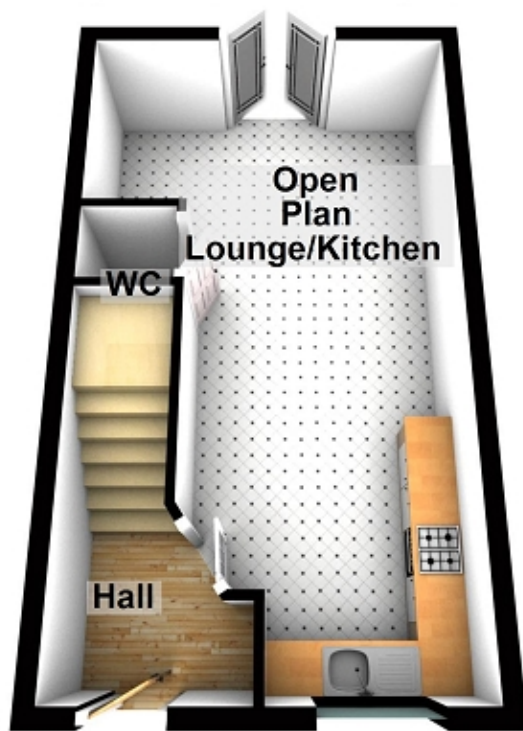
The resale tenure for this property is Freehold


Council Tax

The council tax for this property is band C







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.