

14 Buttrills Road, Barry

£449,950 Freehold

**** NEW ** INVESTMENT OPPORTUNITY **** MGY are delighted to offer to the market this substantial detached property which has been converted into a com...

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

COMMUNAL ENTRANCE/SUN ROOM

Spacious light and airy communal entrance offering a warm welcome via double glazed front doors and timber framed windows to the front and sides. Wood flooring. Door to:

COMMUNAL HALLWAY

Vinyl flooring. Radiator. Stairs rising to the first floor. Doors to ground floor Studios and a rear inner hallway providing access to the rear garden. Emergency Lighting.

STUDIO NO. 3

Dimensions: 17' 03" x 14' 01" (5.26m x 4.29m). Double glazed bay window to the front and further double glazed window to the side offering views over the docks. Fitted carpet. Radiator. Kitchenette to comprise stainless steel sink and drainer with hot water heater above, incorporating base units and laminate work surfaces. Vinyl flooring. Door to shower room with closed cistern w.c, pedestal wash hand basin with hot water heater above and shower enclosure with shower in situ. Ceramic tile to splash back. EPC - D

STUDIO NO. 5

Dimensions: 15' 11" x 12' 08" (4.85m x 3.86m). Open plan lounge/kitchenette with double glazed bay window to the side offering views over the dock. Fitted carpet. Radiator. Kitchenette to comprise base and wall units with stainless steel and drainer with hot water heater above. Ceramic tile to splash back. Fitted Carpet. Door to Single Bedroom - 11'06 x 5'09. Double glazed window to the rear. Fitted carpet. Radiator. Door to shower room to comprise closed cistern w.c, pedestal wash hand basin with hot water heater and shower enclosure with shower in situ. EPC - D.

STUDIO NO.6

Dimensions: 20' 01" x 12' 04" (6.12m x 3.76m). Double glazed french doors providing access to the rear garden. Radiator. Vinyl flooring. Ceramic Tile to Kitchenette area and Shower room. Kitchenette to comprise stainless steel sink and drainer with hot water heater. Base and wall units with laminated work surfaces. Door to shower room to comprise closed cistern w.c, pedestal wash hand basin with hot water heater and shower enclosure with shower in situ. EPC - D

STUDIO NO. 4

Dimensions: 17' 03" x 12' 03" (5.26m x 3.73m). Double glazed bay window to the front and double glazed window to the side. Fitted carpet. Radiator. Kitchenette with stainless steel sink and drainer with hot water heater, work surface and base unit. Ceramic tile to splash back. Vinyl flooring. Door to shower room with

BEDSIT NO. 7

Dimensions: 14' 10" x 14' 00" (4.52m x 4.27m). Double glazed bay window to the side offering far reaching views over Barry and double glazed window to the rear. Bedsit 7 Separate Bathroom with closed cistern w.c, wash hand basin with taps over and bath with taps over. Electric shower over. Vinyl flooring. Double glazed opaque window to the rear. Opaque window to landing. Ceramic tile to splash back. Radiator. EPC - D

BEDSIT NO. 8

Dimensions: 16' 01" x 12' 05" (4.9m x 3.78m). Double glazed window to front and side. Fitted carpet. Radiator. Door to shower room with closed cistern w.c, wash hand basin with taps over and shower enclosure with shower in situ. Vinyl flooring. Radiator. Double glazed opaque window to front.

BEDSIT NO. 9

Dimensions: 16' 02" x 12' 06" (4.93m x 3.81m). Double glazed window to the front and Double glazed window to the side offering far reaching views over Barry Docks. Fitted carpet. Radiator. Door to shower room with closed cistern w.c, wash hand basin with taps over and shower enclosure with shower in situ. Double glazed opaque window to the front. Vinyl flooring. Radiator.

BASEMENT STUDIO NO. 2

Dimensions: 11' 02" x 24' 10" (3.4m x 7.57m). Double glazed window and door off the driveway. Double Glazed window to front. Fitted carpet. Radiator. Stainless steel sink and drainer with taps over with hot water heater. Wall and base unit with laminate work surface. Vinyl Flooring. Door to shower room with closed cistern w.c, wash hand basin with hot water heater and shower enclosure with shower in situ. EPC - D

BASEMENT STUDIO NO. 1

Dimensions: 11' 02" x 24' 10" (3.4m x 7.57m). Double glazed window and door off the driveway. Radiator. Fitted Carpet. Range of base and wall units with stainless steel sink and drainer with taps over and hot water heater above. Vinyl Flooring. Shower room with closed cistern w.c and wash hand basin with hot water heater. Shower enclosure with shower in situ. EPC - D

OUTSIDE

To the front is a garden laid to lawn with a path and stairs rising to the entrance. Access to storage room. To the side access to the rear. Driveway. Doors providing access to studios one and two and a further door to the boiler room. To the rear: Garden laid to paving with mature trees and shrubs. Access to rear of property.

REAR HALLWAY

COMMUNAL ENTRANCE/SUN ROOM

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COMMUNAL HALLWAY

Vinyl flooring. Radiator. Stairs rising to the first floor. Doors to ground floor Studios and a rear inner hallway providing access to the rear garden. Emergency Lighting.

STUDIO NO. 3

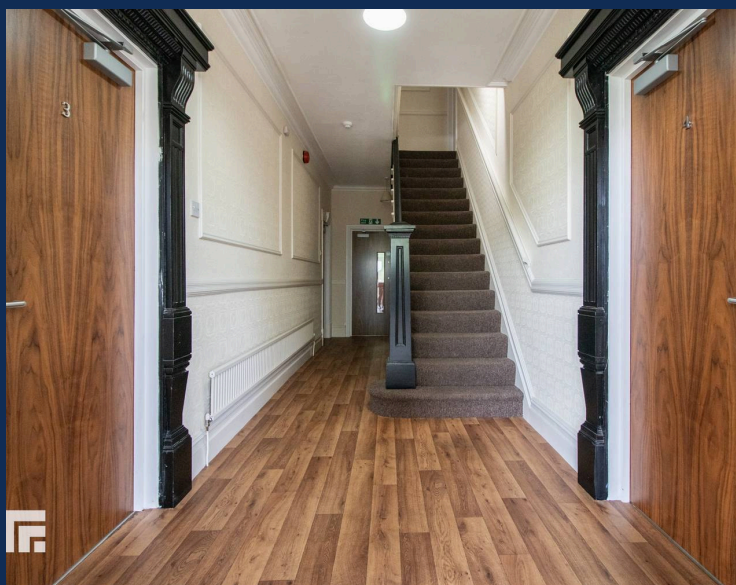
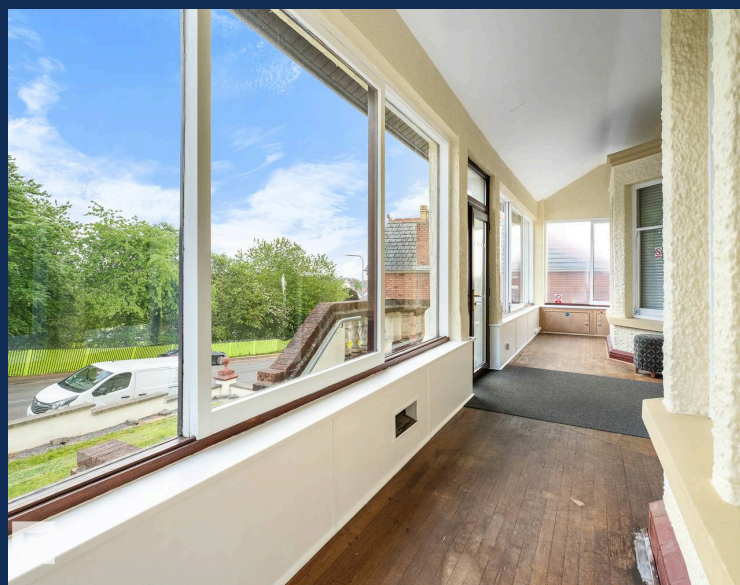
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BEDSIT NO. 7

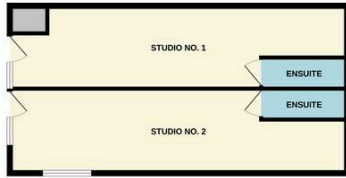
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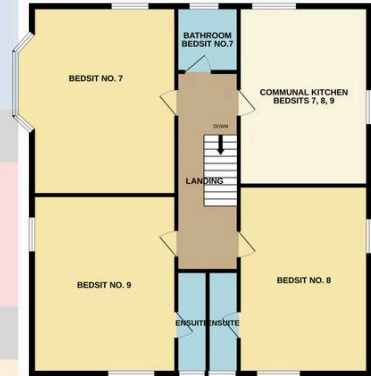
BASEMENT
STUDIOS 1 - 2
531 sq.ft. (49.3 sq.m.) approx.



GROUND FLOOR
STUDIOS 3-6
1375 sq.ft. (127.7 sq.m.) approx.



1ST FLOOR
BEDSITS 7, 8, 9
1180 sq.ft. (109.6 sq.m.) approx.



TOTAL FLOOR AREA : 3086 sq.ft. (286.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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BARRY 01446 744750

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