



award winning estate agent

Chris Davies

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## 55 Everard Street Barry



**BEAUTIFUL BAY FRONTED TERRACE**

**THREE BEDROOMS; LOUNGE DINER**

**SPACIOUS KITCHEN; WC/CLOAKS**

**FIRST FLOOR BATHROOM**

**ENCLOSED REAR GARDEN**

**GCH; UPVC DOUBLE GLAZING**

**£220,000**

PERIOD PROPERTY; THREE BEDROOMS - this beautifully presented bay fronted terrace located within quick access to the town centre, rail station and leisure facilities. Accommodation comprises entrance hall, through lounge diner with decorative feature fire place, large kitchen and WC/Cloaks. To the first floor there are three bedrooms and a family bathroom. The rear garden is enclosed, of good size and of low maintenance and to the front there is a small forecourt. There is gas central heating and uPVC double glazing.

**Tenure** Freehold

**Tax Band** C

**Water Meter** tbc

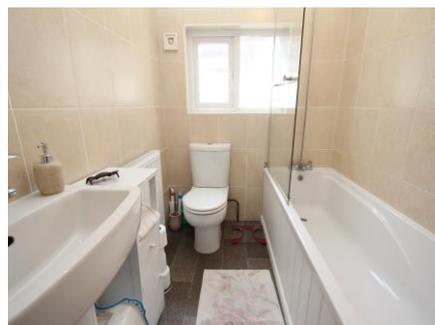
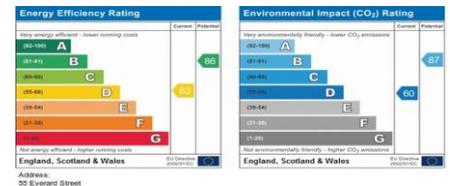
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## A GUIDED TOUR OF 55 Everard Street

### GROUND FLOOR

#### Entrance Hallway

Accessed via wooden front door with opaque glazing and decorative sky light panel above. Smooth walls and tiled floor. Fuse box. Internal door to an inner hall which has carpeted and stairs to first floor. Door to lounge diner.

#### Lounge Diner 23' 5" x 12' 9" (7.13m x 3.88m)

A beautifully presented living space with smooth walls and ceiling with decorative central roses. Focal point of an attractive fire surround with space for feature fire set onto a marble hearth. (current fire will not be sold with the property) Front bay window and rear aspect window. Laminate floor. Two radiators. Under stair storage. Door to kitchen.

#### Kitchen 14' 0" x 9' 5" (4.26m x 2.87m)

A well appointed kitchen with a modern range of eye and base level units, complementing work surfaces and inset sink unit with mixer tap. Inset gas hob, oven under with cooker hood over. Wall mounted boiler. Space and plumbing for appliances and tall fridge freezer. Laminate floor. Door to large cupboard and WC/cloaks with white low level wc. Side aspect windows. Double opening doors to rear garden.

### FIRST FLOOR

#### Landing

Carpeted landing with loft access and doors to three bedrooms and bathroom.

#### Bathroom 6' 4" x 5' 6" (1.93m x 1.68m)

With white suite comprising panelled bath with shower attachment off mixer tap, low level WC and pedestal wash hand basin. Opaque side aspect window. Radiator. Fully tiled walls and tiled effect vinyl floor.

#### Bedroom One 14' 10" x 9' 4" (4.52m x 2.84m) excluding bay window.

A carpeted double bedroom, well presented and with deep bay window. Radiator. Plenty of space for furniture.

#### Bedroom Two 12' 6" x 10' 1" (3.81m x 3.07m)

Another carpeted double bedroom with rear aspect window. Radiator.

#### Bedroom Three 9' 7" x 7' 6" (2.92m x 2.28m)

Carpeted bedroom with rear aspect window. Radiator.

### OUTSIDE

#### Rear

A good size, low maintenance garden with patio and elevated decked area. Gate to rear lane.

#### Front

Steps to front door with period tiling and slate chippings to the small garden.



**HELPFUL INFORMATION** whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.