





9 The Rise

Barry, Barry

DOUBLE DRIVE; THREE BEDROOMS; THREE RECEPTIONS - This well presented property has spacious living accommodation which could suit a multi generation...

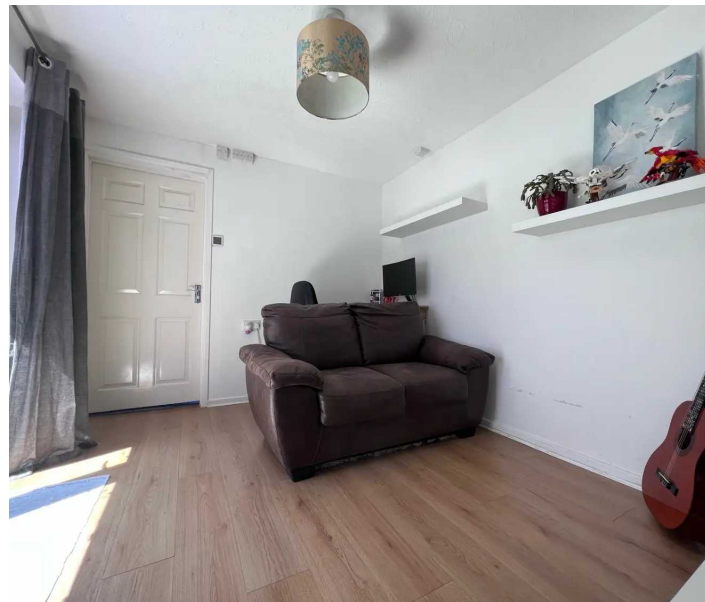
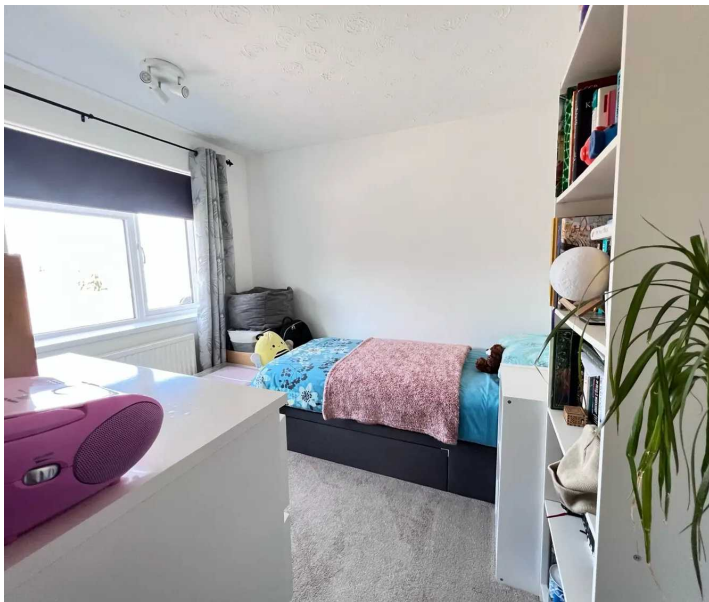
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- ENCLOSED REAR GARDEN
- THREE BEDROOMS
- THREE RECEPTIONS
- SEMI DETACHED WITH DRIVE
- GF & FF BATHROOMS
- MODERN KITCHEN B/FAST ROOM
- EPC E50
- For further information on broadband and mobile coverage in the area
<https://checker.ofcom.org.uk/>





Entrance porch

Accessed via uPVC front door. Tiled floor and two side aspect windows. Door to hall.

Hallway

Tiled floor and carpeted stairs to the first floor. Under stair recess. Door to lounge and kitchen breakfast room.

Second Reception Room

Dimensions: 10' 11" x 8' 9" (3.32m x 2.66m). A handy second room with double opening doors onto the rear garden. Internal door to bathroom.

Lounge

Dimensions: 12' 7" x 10' 7" (3.83m x 3.22m). Lounge with front aspect window and feature period fireplace. Radiator.

Kitchen Breakfast Room

Dimensions: 16' 8" x 13' 4" (5.08m x 4.06m) (narrowing to 9'0") (5.08m x 4.06m) (narrowing to 2.33m).. Initially with a good range of eye level and base units with work surfaces over. Inset gas hob with double oven under and cooker hood over plus space for further appliances as required. Breakfast bar area. Rear aspect window and tiled floor. Open to a large seating area with further base level units and door to rear garden. Radiator. Door to reception room.

Ground Floor Bathroom

A fantastic bathroom with fully tiled walls and floor and white suite comprising low level WC with button flush, wash basin roll top effect bath plus shower cubicle with fixed rainfall style head and separate rinser. Opaque window to rear. Radiator.

Landing

Carpeted and with loft access. Doors to three bedrooms and bathroom.





Bathroom

Dimensions: 7' 10" x 5' 5" (2.39m x 1.65m). Fully tiled walls and floors and suite comprising large cubicle with inset shower, low level WC and wash basin with vanity unit. Inset ceiling lights and opaque window to rear. Radiator.

Bedroom One

Dimensions: 13' 7" x 9' 6" (4.14m x 2.89m). Double bedroom with front aspect window, radiator and laminate floor. Fitted wardrobes.

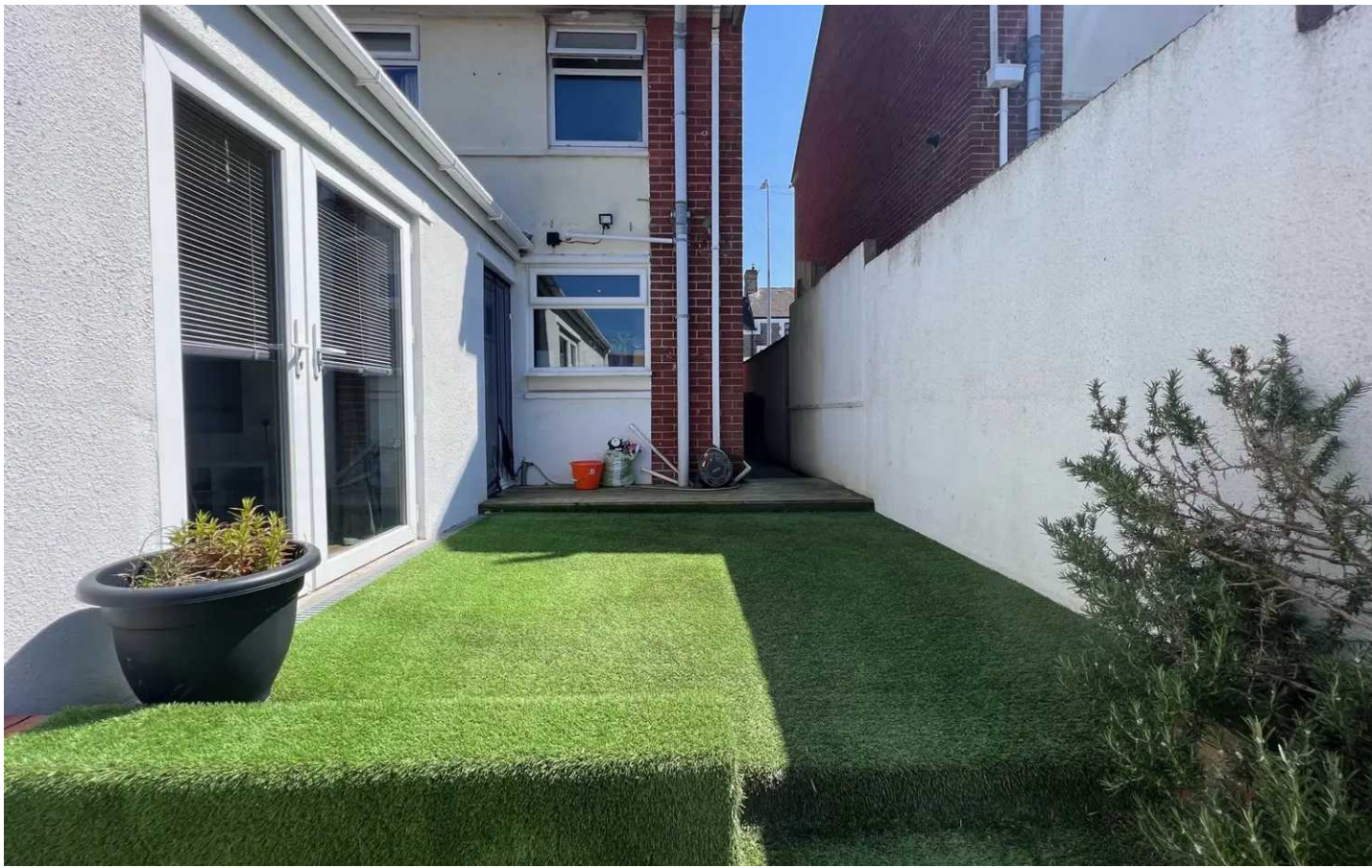
Bedroom Two

Dimensions: 8' 7" x 8' 5" (2.61m x 2.56m). Carpeted bedroom with rear aspect window and radiator.

Bedroom Three

Dimensions: 10' 9" x 6' 11" (3.27m x 2.11m) including deep door recess. Carpeted with front aspect window and radiator.



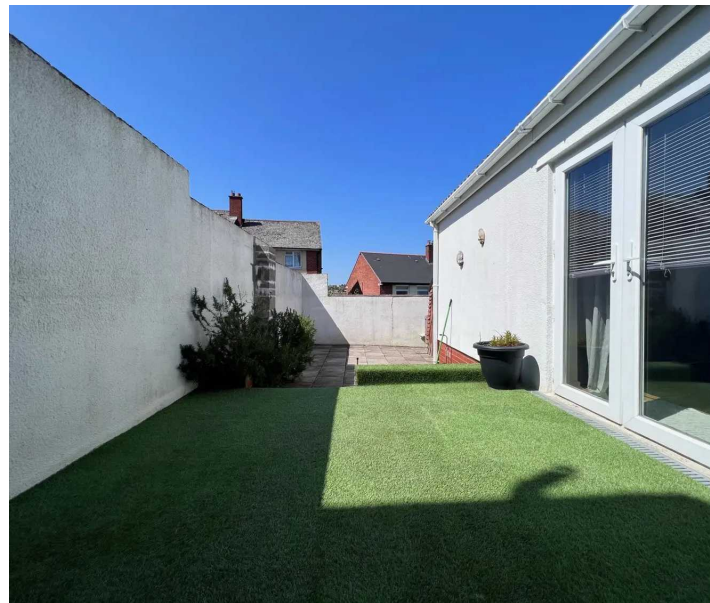


REAR GARDEN

A fully enclosed low maintenance garden with patio, astro turf and decking. Side recess with gate to front. Shed.

DRIVEWAY

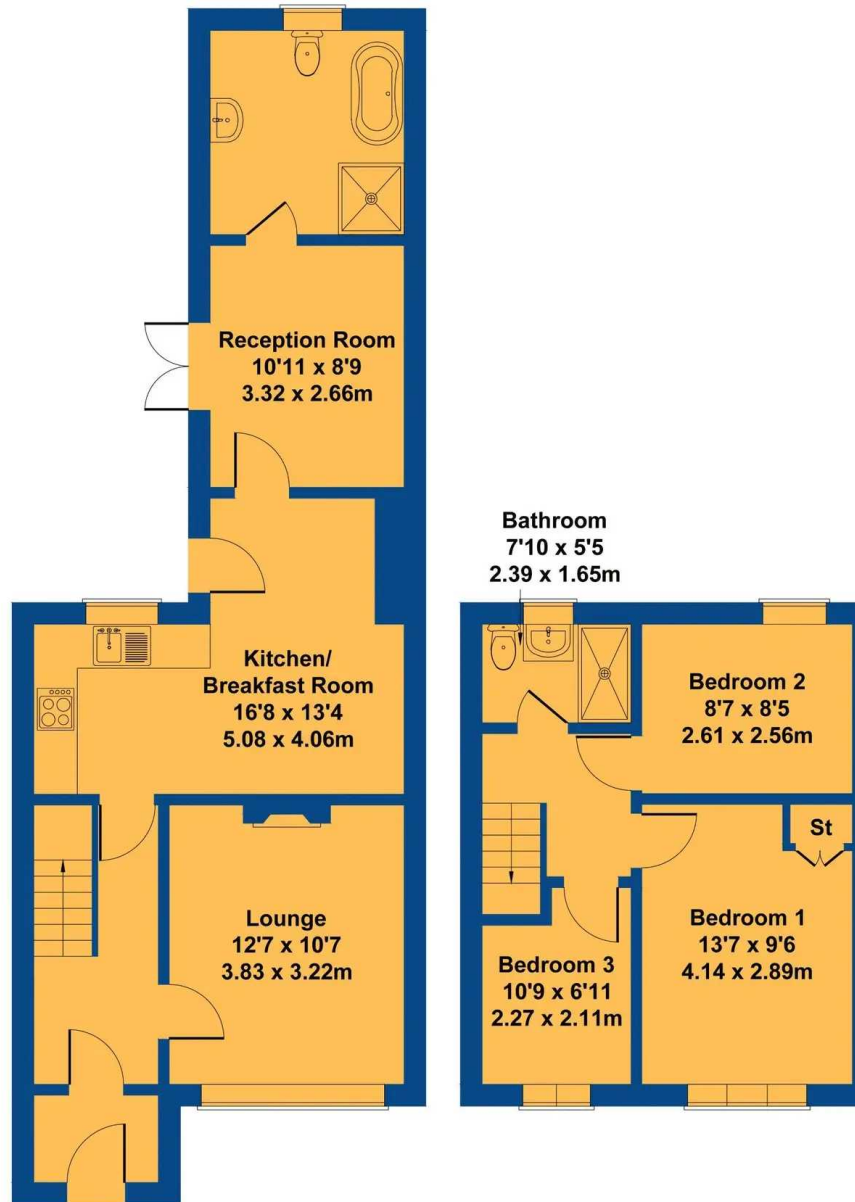
2 Parking Spaces





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Approximate Gross Internal Area
947 sq ft - 88 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.



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