





21 Court Road

Barry, Barry

SPACIOUS FAMILY HOME; TOWN CENTRE LOCATION
- This well presented period entrance is located within easy access of the rail station, shops, doctors, s...

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- LOUNGE; DINING ROOM
- REAR SOUTHERLY GARDEN
- BEAUTIFULLY PRESENTED
- TOWN CENTRE LOCATION
- THREE BEDROOMS
- LARGE KITCHEN; 4 PIECE BATHROOM
- EPC C75
- For further information on broadband and mobile coverage in the area
<https://checker.ofcom.org.uk/>





Entrance Hall

Accessed via uPVC front door. A beautiful hall with period tiled floor and features. Carpeted stairs to first floor. Radiator. Doors to lounge and sitting room.

Lounge

13' 8" x 10' 10" (4.17m x 3.30m)

A bay fronted lounge with period coving and ceiling rose. Radiator. Laminate floor.

Sitting Room

13' 0" x 11' 8" (3.96m x 3.56m)

A second reception room with continuation of the laminate floor. Rear aspect window and under stair storage. Radiator. Open access to kitchen breakfast room.

Kitchen Breakfast Room

18' 9" x 10' 11" (5.72m x 3.33m)

Less than 2 years old this kitchen is a fantastic size! Comprising a wide range of eye level and base units with complementing work surface and inset one and half bowl sink. Integrated 5 ring gas hob, waist level oven and microwave. Breakfast bar with seating and fitted cupboards under. Laminate floor. Radiator. Rear aspect window. 14 inset ceiling spot lights. Wall mounted Baxi boiler (regularly serviced). Door to utility.

Utility

9' 10" x 3' 9" (3.00m x 1.14m)

With uPVC door to rear garden. Side aspect window. Space and plumbing for further appliances. Tiled floor. Radiator.

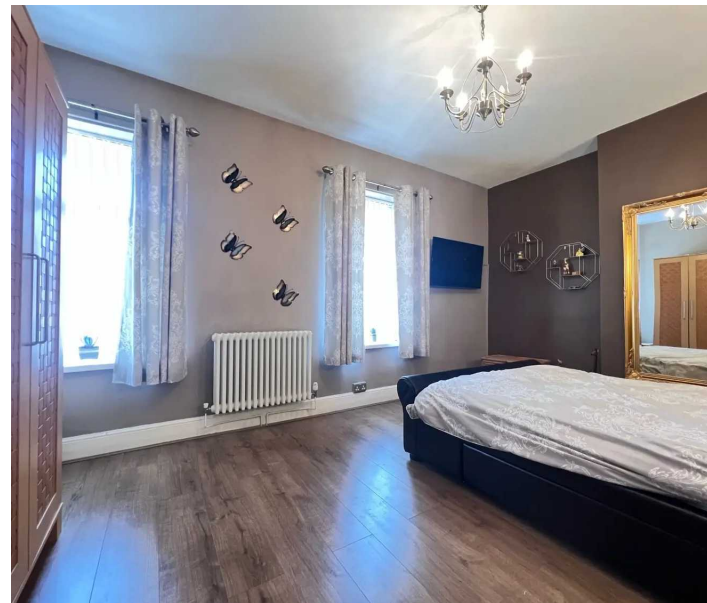
Landing

Carpeted split level landing with doors to three bedrooms and bathroom. Fitted cupboards. Radiator.

Bedroom One

15' 10" x 11' 3" (4.83m x 3.43m)

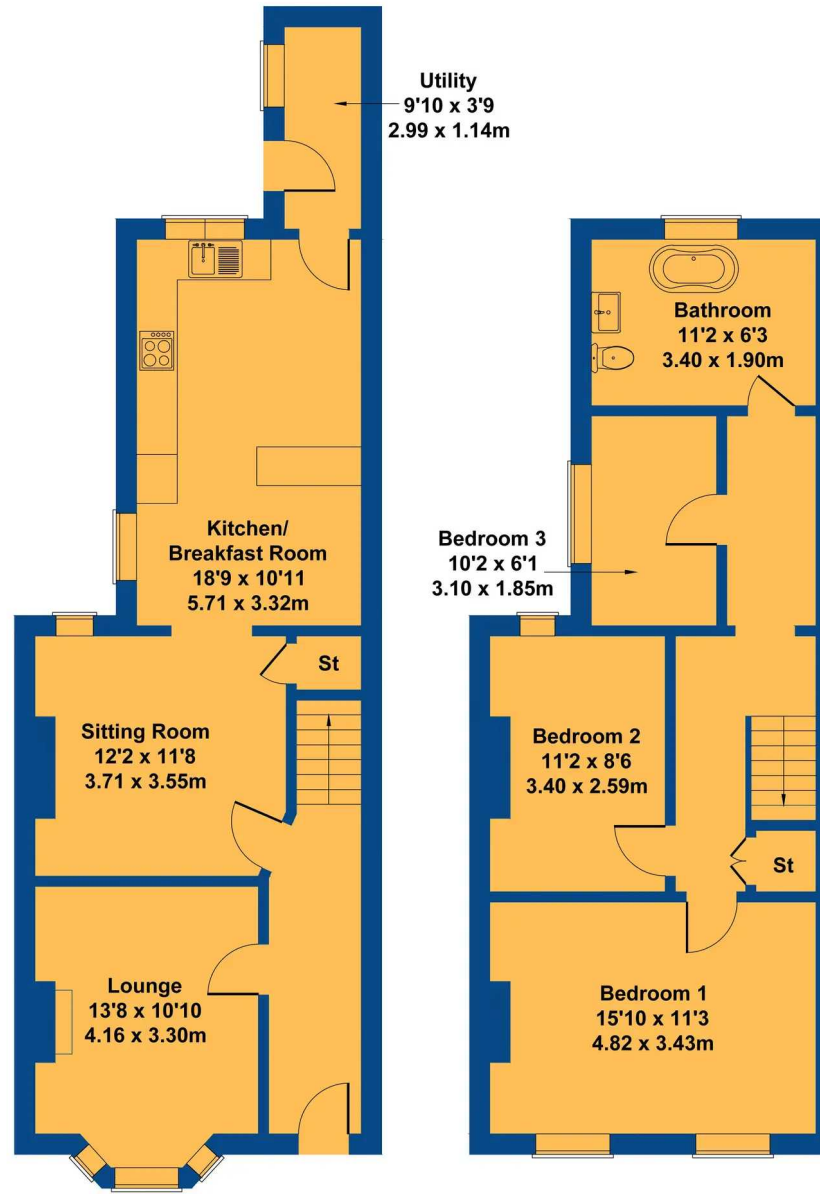
A double bedroom with laminate floor and two front aspect windows. Radiator.





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Approximate Gross Internal Area
1227 sq ft - 114 sq m



GROUND FLOOR

FIRST FLOOR

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





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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.