





## 5 St. Nicholas Road

Barry, Barry

West End location - 5 bedrooms plus office!

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- WEST END LOCATION - CLOSE TO BEACHES, RAIL LINKS & COAST
- SUBSTANTIAL PERIOD TERRACE
- TWO RECEPTIONS PLUS KITCHEN BREAKFAST ROOM
- FIVE BEDROOMS AND OFFICE / DRESSING ROOM
- GARAGE TO THE REAR
- EPC D63
- For further information on broadband and mobile coverage in the area  
<https://checker.ofcom.org.uk/>





### **Entrance Porch**

Accessed via wooden front door. Period tile flooring and high level fuse / meter box. wooden door to hall.

### **Hallway**

Continuation of the period tile floor. Period features - coving, cornices and dado rail. Wooden stairs lead to the first floor with under stair storage cupboard. Radiator. Internal doors lead to living room, sitting room and kitchen breakfast room.

### **Living Room**

14' 9" x 11' 6" (4.50m x 3.51m)

Measurements into bay. Carpeted lounge with front aspect bay window. Coved ceiling and ceiling rose. Log burner. Radiator.

### **Sitting room**

12' 6" x 9' 2" (3.81m x 2.79m)

Carpeted second reception room with uPVC out to rear garden. Radiator.

### **Kitchen Breakfast Room**

11' 10" x 11' 8" (3.61m x 3.56m)

With a striking Welsh slate floor, there is a good range of fitted eye level and base units with complementing wood work surfaces over and inset sink unit. Concealed combi boiler. Space for large range oven and fridge freezer. Side aspect window plus door to rear garden. Opens to seating area which has continuation of the floor and a modern upright radiator. Door to utility / WC. Further side aspect window.

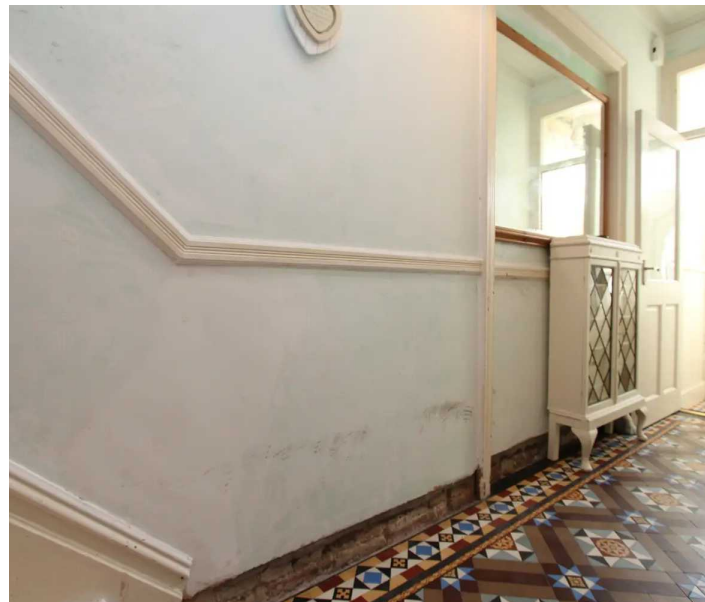
### **Utility / WC**

10' 10" x 3' 9" (3.30m x 1.14m)

Continuation of the slate floor, there is space and plumbing for appliances as required. Radiator. Two rear aspect opaque windows. Low level WC in white and matching wash hand basin.

### **Landing**

Carpeted split level landing with doors to three bedrooms and bathroom plus further stairs to the second floor. Radiator





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### **Bedroom One**

15' 6" x 14' 10" (4.72m x 4.52m)

Measurements into bay. Carpeted double bedroom with two front aspect windows (one bay). Radiator.

### **Bedroom Two**

12' 6" x 9' 4" (3.81m x 2.84m)

Carpeted double bedroom with rear aspect window and radiator.

### **Bedroom Three**

10' 2" x 9' 10" (3.10m x 3.00m)

Carpeted double bedroom with rear aspect window and radiator.

### **Bathroom**

9' 3" x 6' 11" (2.82m x 2.11m)

A white suite comprising P shaped bath with glass curved screen and inset thermostatic shower, low level WC and matching wash hand basin. Fully tiled walls. Vinyl floor. Two radiators. Window to side.



### **Second Floor Landing**

With access to another 3 rooms and door to large loft / storage space - easily accessible.

### **Bedroom Four**

12' 11" x 9' 7" (3.94m x 2.92m)

Carpeted double bedroom with rear aspect window offering Channel views. Radiator.

### **Bedroom Five**

12' 5" x 8' 6" (3.78m x 2.59m)

Carpeted double bedroom with front aspect window and radiator.

### **Office / Dressing Room**

Could either be used as a dressing room or home office. Velux style window. Carpeted. Radiator.



#### **GARDEN**

Front garden with slate chippings established trees / shrubs and pathway / steps to front foot. Gate.

#### **REAR GARDEN**

An enclosed rear garden with paving slabs and outside tap. Pedestrian gate. Access to garage.

#### **GARAGE**

Single Garage

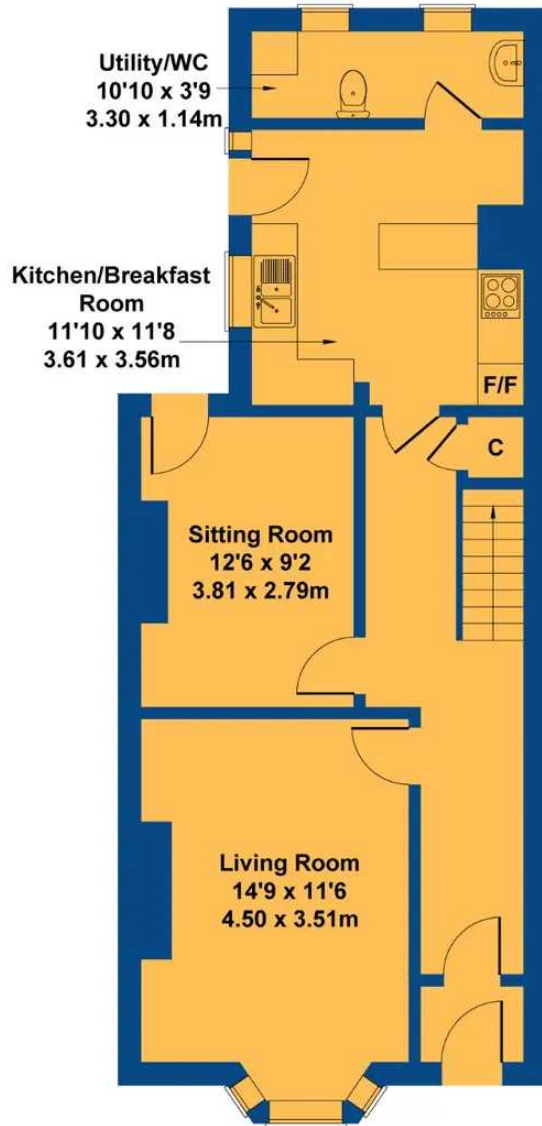
Spacious garage with electric roller door, power and lighting.



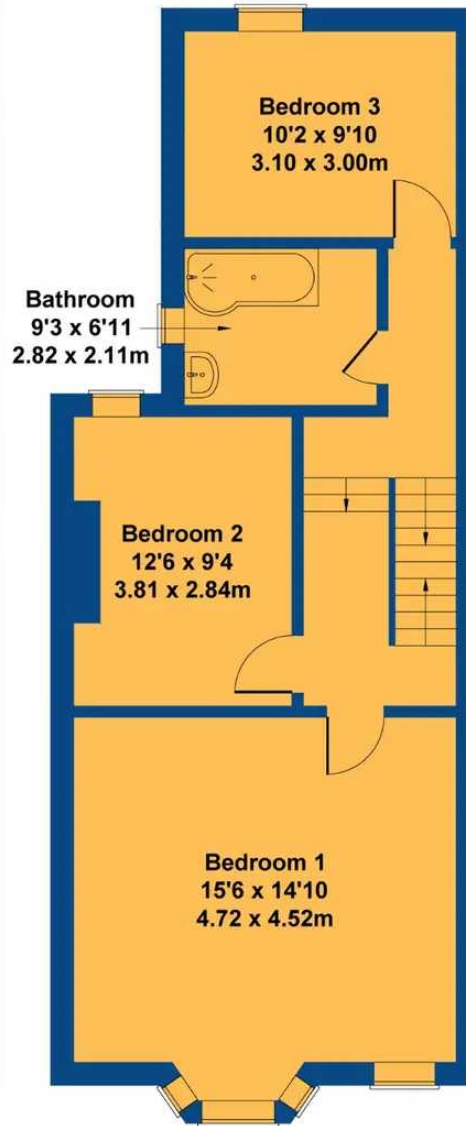


# 5 St Nicholas Road

Approximate Gross Internal Area  
1819 sq ft - 169 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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



## Chris Davies Estate Agents

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