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## 25 Belvedere Crescent

Barry, Barry

This ideal starter home is located within the town centre and close to the rail station  
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- TOWN CENTRE LOCATION
- GROUND FLOOR BATHROOM
- RECENT FITTED BOILER
- EPC D59
- For further information on broadband and mobile coverage in this area visit [checker.ofcom.org.uk/](http://checker.ofcom.org.uk/)







### Entrance Porch

Accessed via front door. Open door access to lounge diner.

### Lounge Dining Room

22' 8" x 13' 9" (6.91m x 4.19m)

Front aspect double glazed window and rear aspect single glazed window. Stairs to first floor. Two radiators. Large under stair storage. Door to kitchen.

### Kitchen

9' 2" x 8' 8" (2.79m x 2.64m)

A range of eye level and base units with work surfaces over. Stand alone electric hob and oven. Space and plumbing for appliances. Leads to rear lobby.

### Rear Lobby

Door to rear garden and bathroom.

### Bathroom

6' 8" x 6' 6" (2.03m x 1.98m)

White bath and WC. Tiled splash backs. Wall mounted boiler. Single glazed rear aspect window. Radiator.

### Landing

Carpeted with doors to three bedrooms. Loft hatch.



### Bedroom One

12' 10" x 11' 8" (3.91m x 3.56m)

With two front aspect double glazed windows. Radiator.

### Bedroom Two

12' 3" x 8' 7" (3.73m x 2.62m)

Exposed wood floor and rear aspect single glazed window. Radiator.

### Bedroom Three

9' 10" x 7' 4" (3.00m x 2.24m)

Carpeted with rear aspect single glazed window. Radiator.





## GARDEN

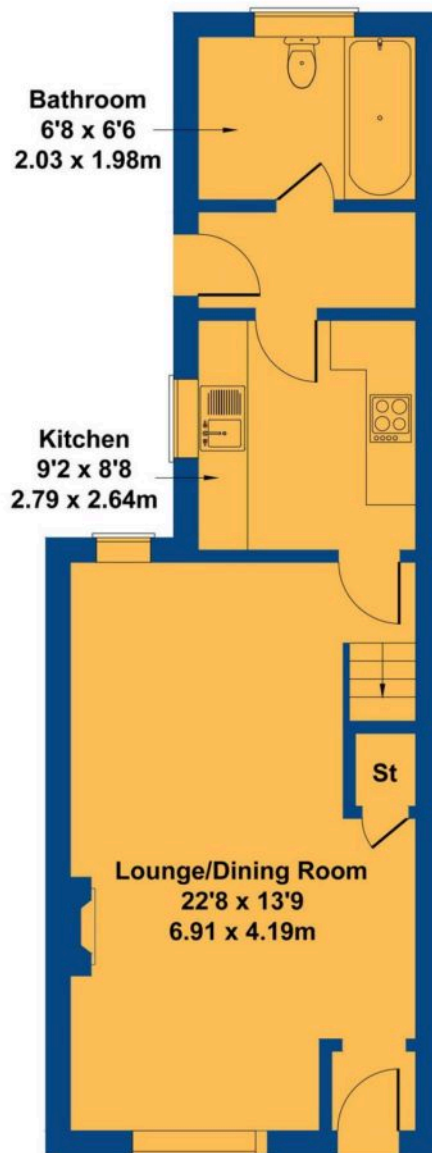
Small enclosed rear garden.

## PERMIT



# 25 Belvedere Crescent

Approximate Gross Internal Area  
904 sq ft - 84 sq m



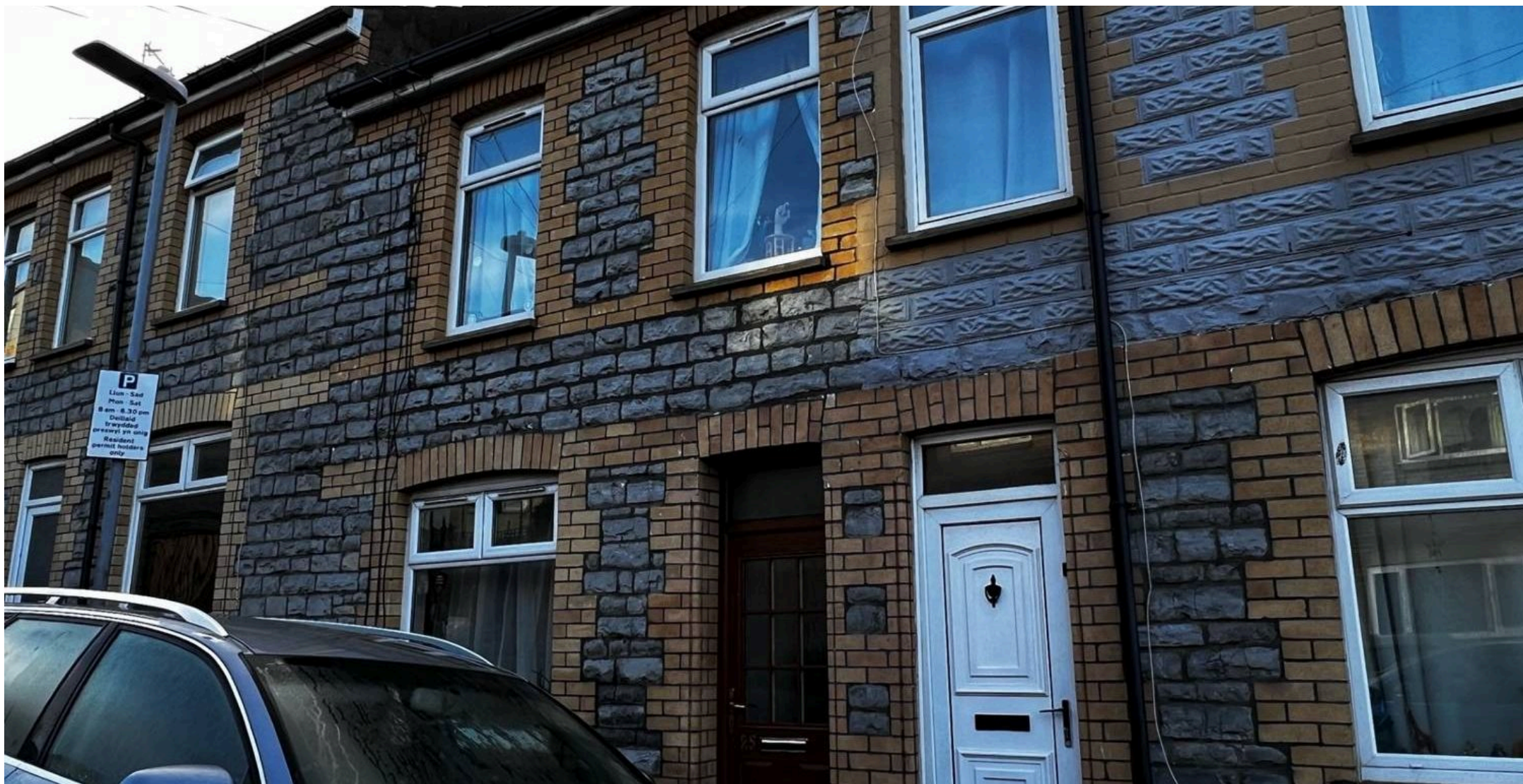
**GROUND FLOOR**



**FIRST FLOOR**

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





## Chris Davies Estate Agents

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