





## 34 Dudley Place

Barry, Barry

BEAUTIFULLY REFURBISHED THREE BED; WEST END LOCATION; DRIVEWAY!!! - This wonderful property is located within walking distance to Romilly School, Hi...

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- NO ONWARD CHAIN; WEST END LOCATION
- CHANNEL VIEWS; WELL PRESENTED THROUGHOUT
- DOUBLE DRIVEWAY AND LARGE REAR GARDEN
- THREE BEDROOMS; TWO RECEPTION ROOMS
- EPC D68
- For further information on broadband and mobile coverage in this area visit [checker.ofcom.org.uk/](http://checker.ofcom.org.uk/)







### **Entrance Hall**

Accessed via uPVC front door with matching opaque side panels. Laminate floor and carpeted stairs to first floor. Under stair recess. Radiator. Internal doors to lounge and dining room.

### **Dining Room**

Continuation of floor from hall. Chimney breast (currently closed off but could be re-opened). Large front aspect window offering some Channel views. Radiator. Internal door to kitchen.

### **Lounge**

Continuation of floor from hall. Large rear aspect window. Radiator. Plenty of sockets.

### **Kitchen**

A recent fitted kitchen in white with a good range of high gloss eye level and base units (soft closure) and complementing work surfaces with inset sink unit and adjustable mixer/rinser. Modern splash backs. Inset induction hob, oven under and cooker hood over. Space for tall fridge freezer and washing machine. Vinyl floor. Radiator. Rear aspect window and uPVC door to garden. Wall mounted combi boiler (approx 2017 and with warranty until 2023).



### **Landing**

Carpeted with loft hatch and front aspect window allowing views. Internal doors to three bedrooms and bathroom.

### **Bedroom One**

Double bedroom with rear aspect window and laminate floor. Radiator. Inset ceiling lights.

### **Bedroom Two**

Carpeted double bedroom (brand new) with inset ceiling lights. Rear aspect window. Radiator.

### **Bedroom Three**

Front aspect window allowing views. Inset ceiling lights. Laminate floor and radiator.





Front aspect window allowing views. Inset ceiling lights. Laminate floor and radiator.

### **Bathroom**

Recently fitted in white, comprising panelled bath with glass screen and shower attachment off mixer, close coupled WC with button flush and pedestal wash hand basin. Splash back tiled areas. Ladder style radiator. Opaque window to front. Vinyl floor. Inset ceiling light.







### **REAR GARDEN**

A great size garden with a recent decked area giving plenty of space for family seating. Lawn and outhouses. Tap. Gate to side/front.

### **FRONT GARDEN**

Steps lead to a low maintenance front garden with slate chippings and Indian sand stone slabs/steps. Channel views.

### **DRIVEWAY**

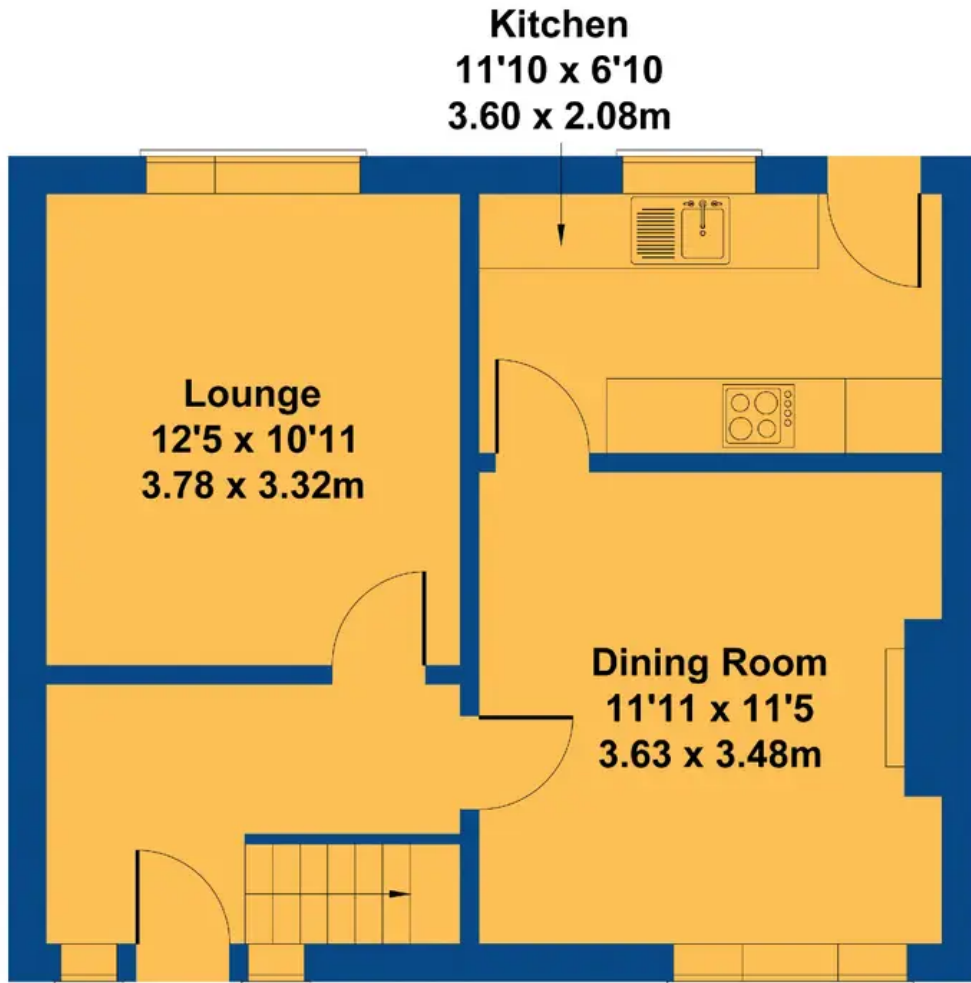
2 Parking Spaces

Off road parking for two vehicles. Steps lead to a low maintenance front garden with slate chippings and Indian sand stone slabs/steps. Channel views.

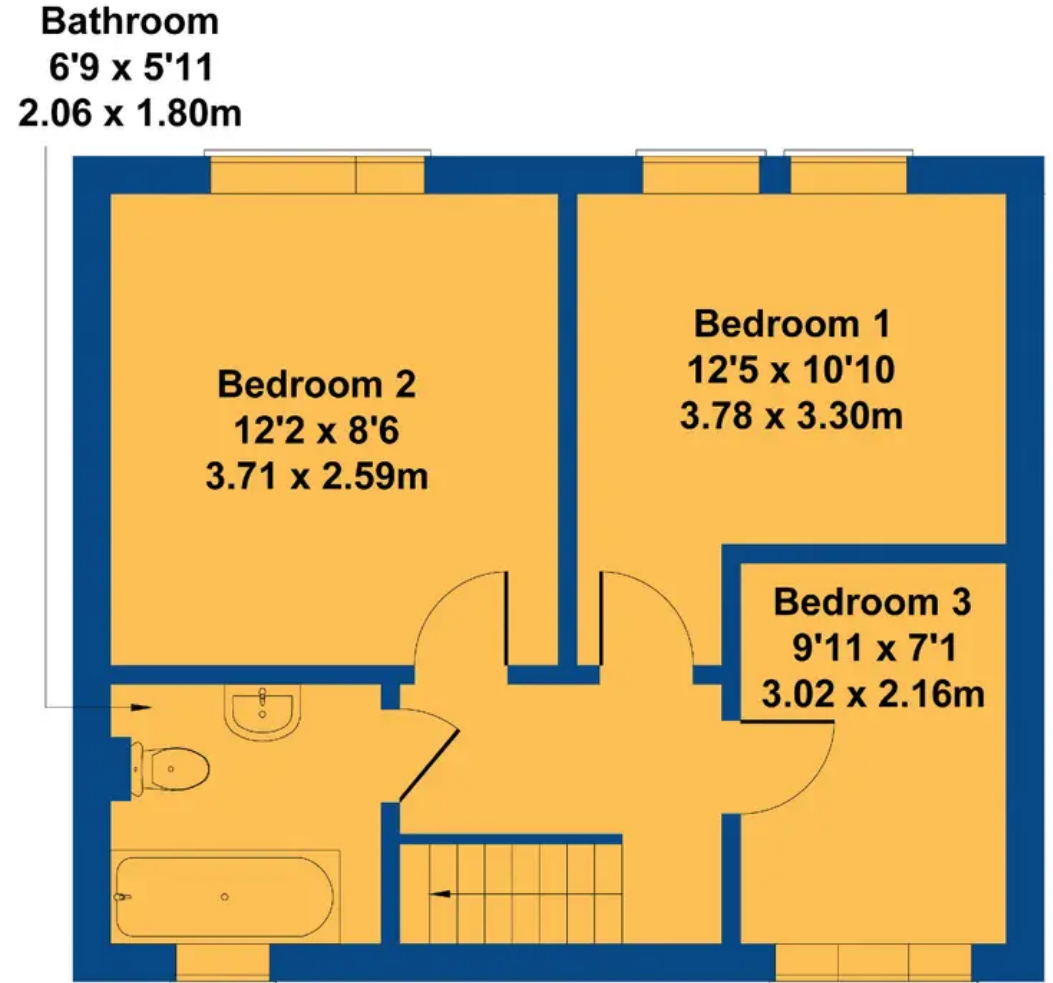


# 34 Dudley Place

Approximate Gross Internal Area  
926 sq ft - 86 sq m



**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2022  
For Illustrative Purposes Only.





## Chris Davies Estate Agents

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