







## 42 Evans Street

Barry, Barry

4 BEDROOMS; CENTRAL LOCATION - Situated off Holton Road is this stone fronted terraced home which enjoys a pleasant ENCLOSED REAR GARDEN. Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- TOWN CENTRE LOCATION; FOUR BEDROOMS
- LOUNGE AND DINING ROOM
- UTILITY PLUS FURTHER LEAN TO / STORE AREA
- GROUND FLOOR BATHROOM PLUS SECOND FLOOR WC
- EPC D60







### Entrance Hall

Accessed via a uPVC door with opaque glazing and matching panel above. Meter cupboard, radiator and Karndean style flooring. Carpeted stairs and panelled door to the dining room.

### Dining Room

12' 0" x 10' 8" (3.66m x 3.25m)

A carpeted reception room with internal single glazed window to the utility room area and archway through to the living room. There is a focal point of a period fireplace with coal effect gas fire inset. Smooth coved ceiling. Panelled door to the kitchen.

### Living Room

11' 4" x 10' 4" (3.45m x 3.15m)

A carpeted reception room with front uPVC window, radiator, gas meter cupboard and smooth coved ceiling.

### Kitchen

9' 3" x 7' 8" (2.82m x 2.34m)

A very well appointed kitchen with matching eye level and base units in an Oak style finish. These are complemented by modern tops which have a stainless steel sink unit inset. Integrated dishwasher, microwave and slot in space for gas cooker. Single glazed window to the sun room and a wooden part glazed door leads to the same. Luxury vinyl tiled flooring and ceramic tiled splash-backs. Bi-fold door to a handy under stair cupboard plus a panelled door leads to the utility room.

### Lean To

7' 8" x 5' 11" (2.34m x 1.80m)

With luxury vinyl flooring, polycarbonate roof plus uPVC window and door leading to the rear garden. A very versatile area.

### Utility Room

8' 3" x 4' 2" (2.51m x 1.27m)

With luxury vinyl flooring and handy wall mounted storage cupboards. Side by side space for washing machine and tumble dryer (appliances not included). Worktop area and space for fridge/freezer. Panelled







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#### **Bathroom/WC/Shower**

8' 5" x 5' 3" (2.57m x 1.60m)

A super bathroom with a white suite comprising WC with concealed cistern, basin with vanity cupboard under and bath with electric shower and glazed screen over. Stylish ceramic tiled splash-backs, side opaque uPVC window and ladder style chrome heated towel rail. Extractor and smooth ceiling.

#### **Landing**

Carpeted and with matching doors accessing the three bedrooms on this level. A dog-leg staircase leads up to the second floor. Handy under stair storage.

#### **Bedroom One**

14' 9" x 10' 4" (4.50m x 3.15m)

A spacious carpeted double bedroom with 2 front uPVC windows and radiator.



#### **Bedroom Two**

10' 10" x 9' 4" (3.30m x 2.84m)

A carpeted double bedroom with rear uPVC window and radiator. Corner style wardrobe fitment with a wealth of storage options.



#### **Bedroom Three**

9' 4" x 7' 9" (2.84m x 2.36m)

A great size bedroom with rear uPVC tilt and turn window plus radiator.

#### **Small Landing**

Carpeted and with a fire door leading in to the bedroom.

#### **Bedroom Four**

9' 5" x 8' 7" (2.87m x 2.62m)

Dimensions are taken at waist level. There is restricted headroom, but this is a very functional carpeted





## REAR GARDEN

A delightful enclosed courtyard rear garden with pedestrian lane access. Initial cobbled style block paving with steps leading to a patio and further Cotswold style chipped area ideal for potted plants etc. Sun deck and garden shed. Raised planted areas, one with a pond.

## GARDEN

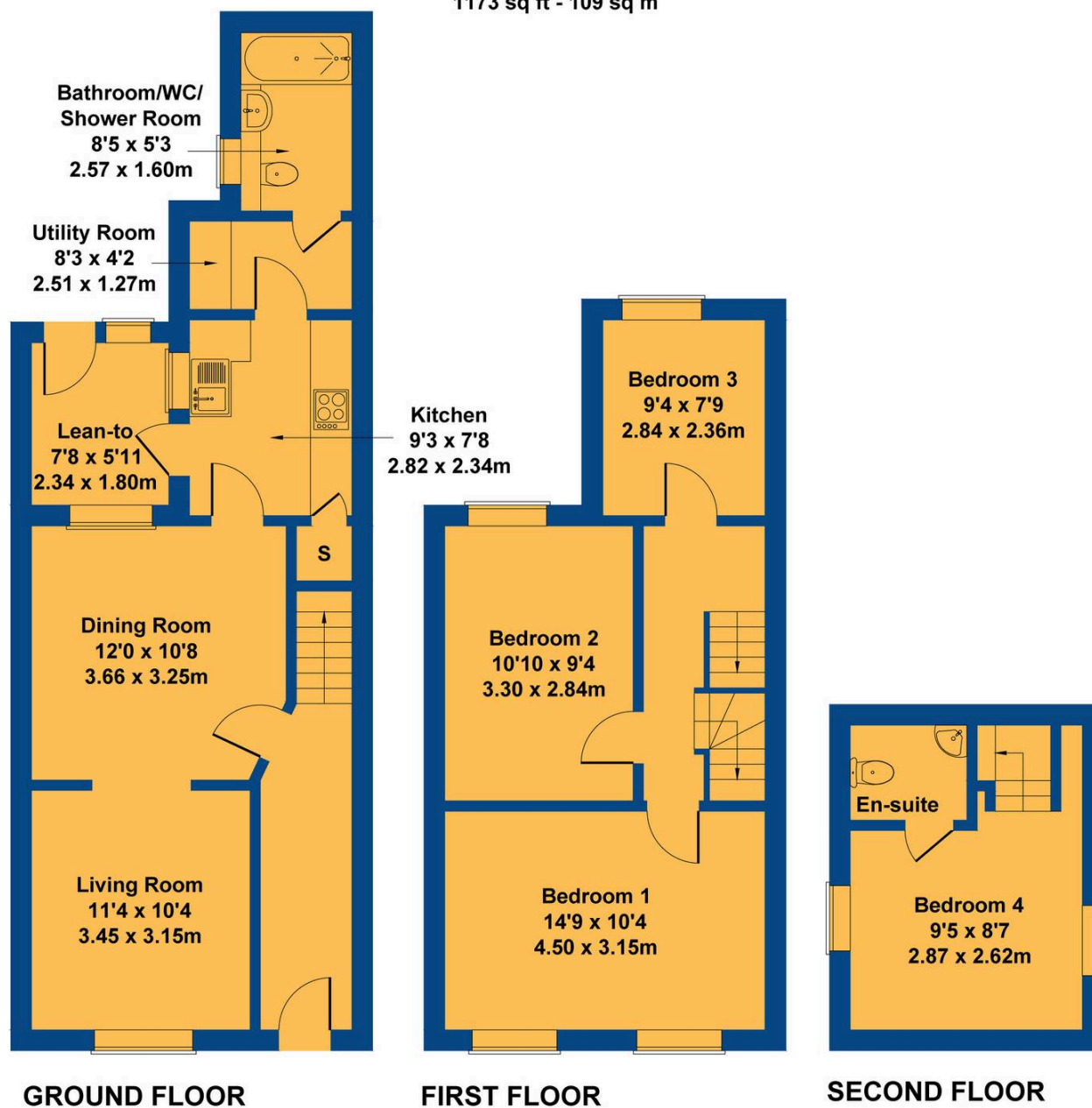
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Approximate Gross Internal Area  
1173 sq ft - 109 sq m



Not to Scale. Produced by The Plan Portal 2024  
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