





## 31 Broad Street

Barry, Barry

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- PERIOD FAMILY HOME
- WEST END OF BARRY
- CLOSE TO TRAIN STATION / ON A BUS ROUTE
- MODERN KITCHEN WITH SEPERATE UTILITY
- 4 BEDROOMS
- BATHROOM PLUS EN-SUITE
- X2 RECEPTION ROOMS
- HIGH CEILINGS WITH PERIOD FEATURES
- EASY TO MAINTAIN GARDEN WITH LANE ACCESS
- EPC D65





### Hallway

Accessed via a cottage style front door. This opens into a porch with a UPVC door which leads into the hallway. A well maintained Victorian mosaic floor throughout the porch and hallway which compliments the high ceilings and period features. Decorative coving. Carpeted stairs and heating controls. Radiator and high level fuse board with plenty of under stairs storage available. 2 internal doors which provides access to living area and kitchen.

### Living Room

16' 5" x 11' 7" (5.00m x 3.53m)

A spacious room with soft carpet. Large bay fronted UPVC windows which flood the room with light. Period ceiling rose and coving. Alcoves and inserted spot lights. Radiator.

### Dining Area / Reception Room

10' 2" x 9' 9" (3.10m x 2.97m)

6 spotlights, open plan, modern high gloss floor tiles, USB wall sockets, fireplace with slate effect, radiator, large window.

### Kitchen

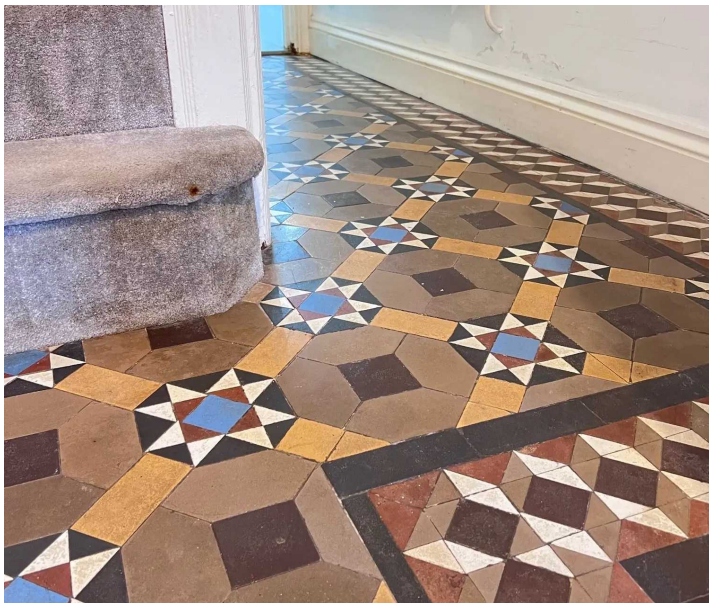
18' 8" x 9' 5" (5.69m x 2.87m)

Fitted Wren kitchen with high gloss soft closure doors and deep drawers. 1 and a half bowl sink with adjustable mixer tap. Inset electric hob, oven under and cooker hood over. Worcester boiler concealed in a cupboard. Plenty of units and worktop space. Plumbing & spaces for appliances, modern high gloss tiled floor. Large UPVC side window. 2 internal doors which lead to a separate utility room and storage cupboard. 12 spotlights. Radiator. External UPVC door into the garden.

### Utility

7' 8" x 5' 0" (2.34m x 1.52m)

Units and worktops matching the kitchen with sink. Radiator. 2 rear aspect windows. Tiled floor.





#### **Utility**

7' 8" x 5' 0" (2.34m x 1.52m)

Units and worktops matching the kitchen with sink. Radiator. 2 rear aspect windows. Tiled floor.

#### **Bedroom 1**

15' 5" x 11' 3" (4.70m x 3.43m)

Large bay fronted UPVC window, radiator, decorative period features on ceiling, internal door into en-suite. Smooth walls and carpets.

#### **En-Suite**

6' 9" x 6' 6" (2.06m x 1.98m)

Shower cubical with thermostatic shower. Fixed rainfall shower head. White WC with button flush. Pedestal wash basin. Matching tiled floors and walls. Extractor fan and inset ceiling spotlights.

#### **Bedroom 2**

11' 7" x 9' 5" (3.53m x 2.87m)

Carpeted double bedroom. Rear aspect window. Smooth walls. Radiator.

#### **Bedroom 3**

10' 7" x 8' 7" (3.23m x 2.62m)

Carpeted. Rear aspect window. Radiator. Smooth walls.

#### **Bedroom 4**

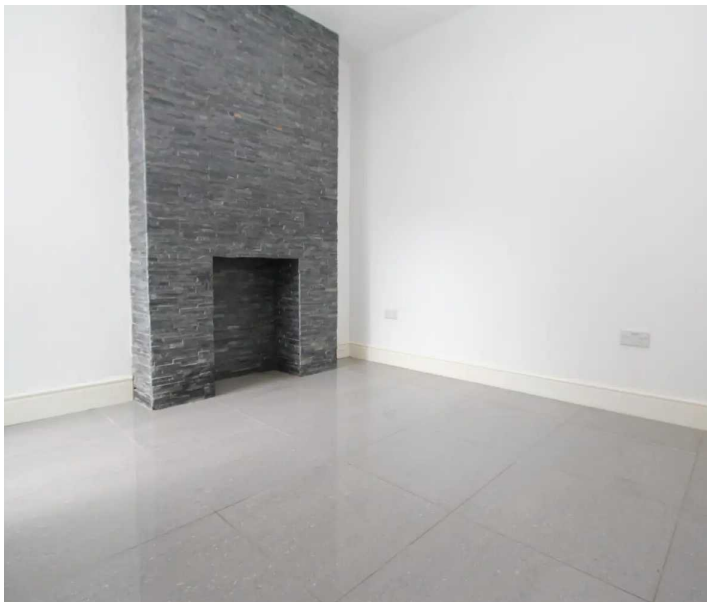
7' 6" x 7' 10" (2.29m x 2.39m)

Carpeted. Smooth walls. Rear aspect window. Radiator.

#### **Upstairs Bathroom**

7' 3" x 4' 10" (2.21m x 1.47m)

Upstairs bathroom. Panel bath. Ladder style towel radiator. White WC with button flush, matching wash basin. Matching tiled floors and walls. Inset ceiling lights.





#### **GARDEN**

Accessed via steps. Enclosed low maintenance garden with purple slate chippings. Wooden sleepers with flower beds. Rear gate to pedestrian lane.

#### **FRONT GARDEN**

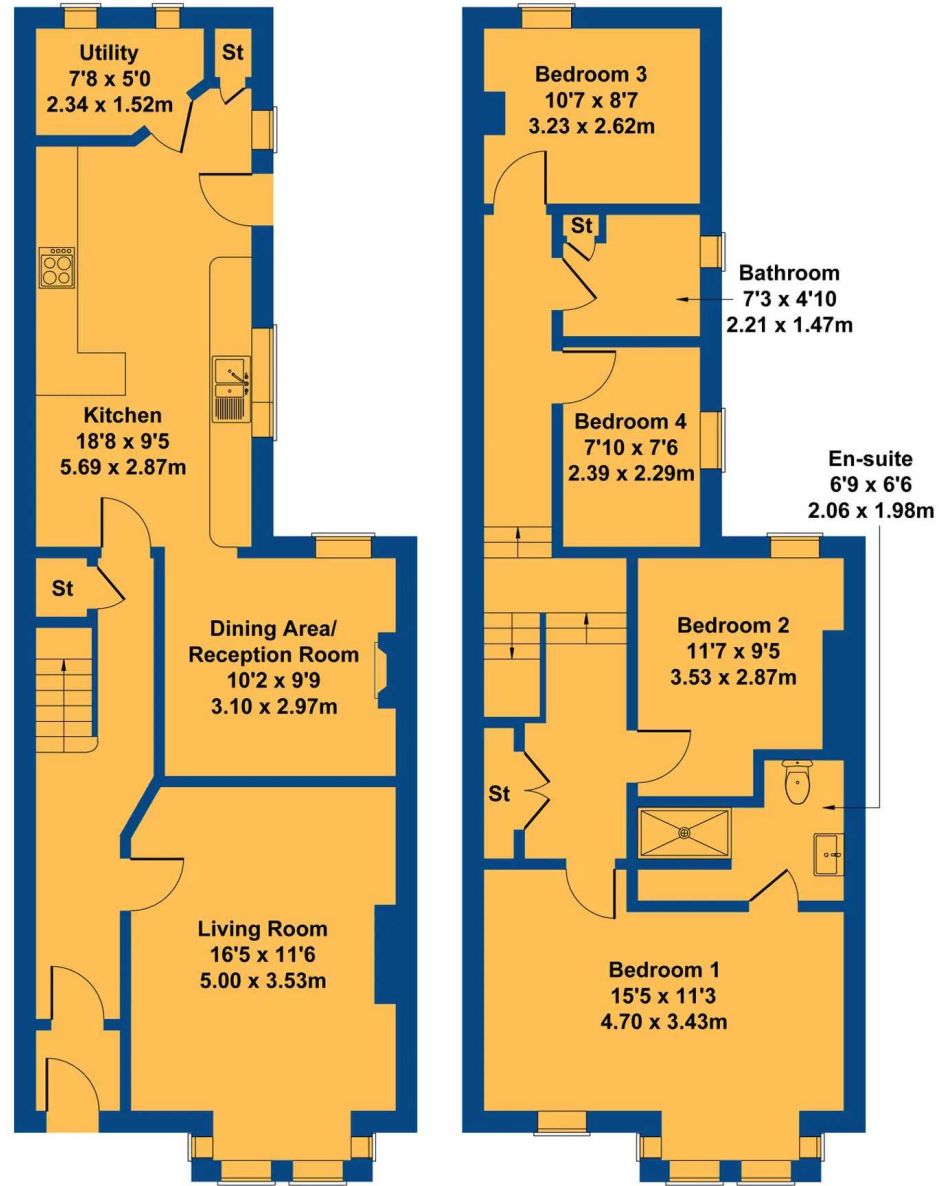
Small enclosed forecourt with iron railings and gate.





# 31 Broad Street

Approximate Gross Internal Area  
1389 sq ft - 129 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.





## Chris Davies Estate Agents

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