





27 Haven Walk

Barry, Barry

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- WELL PRESENTED FAMILY HOME SET OVER 3 FLOORS
- BATHROOM PLUS EN SUITE
- TWO PARKING SPACES ; SOUTHERLY REAR GARDEN
- WALKING DISTANCE TO RAIL STATION, BEACHES AND WATERFRONT
- EPC B85





Entrance Porch

Vinyl floor and internal door to lounge. Radiator. Fuse box.

Lounge

14' 3" x 11' 9" (4.34m x 3.58m)

Continuation of the floor from the hall. Front aspect window. Radiator. Door to rear hall.

Rear Hall

With carpeted stairs to the first floor and vinyl floor. Door to utility, lounge and kitchen.

Utility

Previously a WC (fitments are still there if a WC is required) now being used as a utility room.

Kitchen Breakfast Room

11' 9" x 8' 9" (3.58m x 2.67m)

A range of modern eye level and base units with complementing work surfaces over. Concealed boiler. One and a half bowl sink unit, inset gas hob, with electric oven under and cooker hood over. Space for tall fridge freezer plus space and plumbing for appliances. Radiator. Tiled floor. Rear aspect window and double opening doors to garden.

First Floor Landing

Carpeted, matching the stairs. Doors to two bedrooms and bathroom. Further stairs lead to the second floor. Radiator.

Bathroom

8' 0" x 5' 7" (2.44m x 1.70m)

White suite comprising panelled bath, pedestal wash basin and close coupled WC with button flush. partial tiled splash backs. Shaver point and radiator. Vinyl floor. Opaque window to side.





Bedroom Two

11' 9" x 10' 9" (3.58m x 3.28m)

Carpeted double bedroom with two front aspect windows. Radiator.

Bedroom Three

11' 9" x 8' 10" (3.58m x 2.69m)

Double bedroom with vinyl floor and rear aspect window. Radiator.

Second Floor Landing

Carpeted and matching the stairs. Door to airing cupboard and bedroom one.

Bedroom One

17' 8" x 8' 6" (5.38m x 2.59m)

Double bedroom with vinyl floor and loft hatch. Radiator. Front aspect window. Fitted cupboards and door to en suite.

En Suite

10' 11" x 5' 0" (3.33m x 1.52m)

A spacious modern en suite with shower cubicle (thermostatic inset shower) pedestal basin and close coupled WC with button flush. Velux window and radiator. Tiled effect laminate floor.

Service Charges

There is an annual service charge, payable to Remus Management, for the up keep of surrounding areas, children's park etc. Approx £120 per year.





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Bedroom Three



REAR GARDEN

A Southerly aspect rear garden, fully enclosed, with gate to side. Patio area with tap. Artificial lawn, bordered flower beds plus a decked seating area. Shed.

OFF STREET

2 Parking Spaces

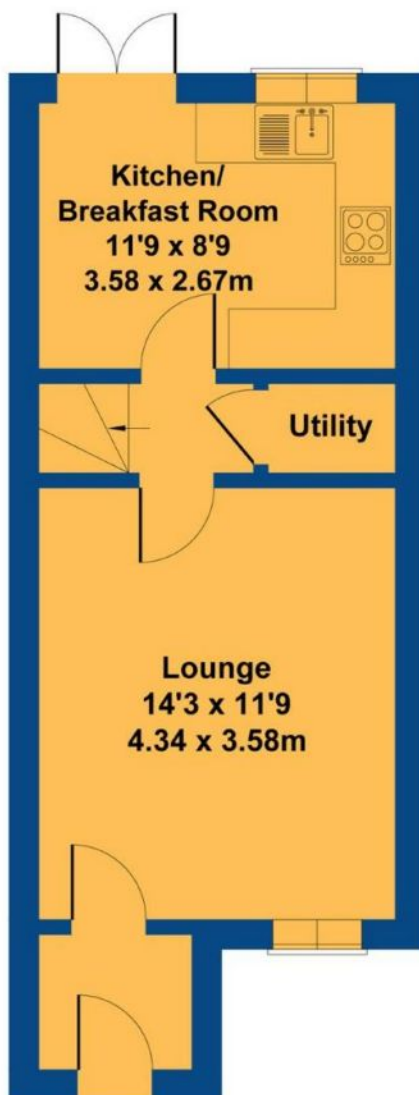
Two parking spaces directly in front of the property. Side by side.



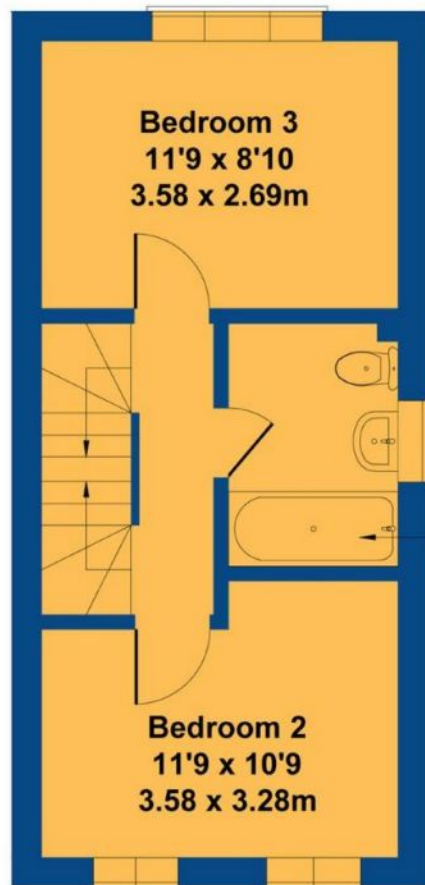


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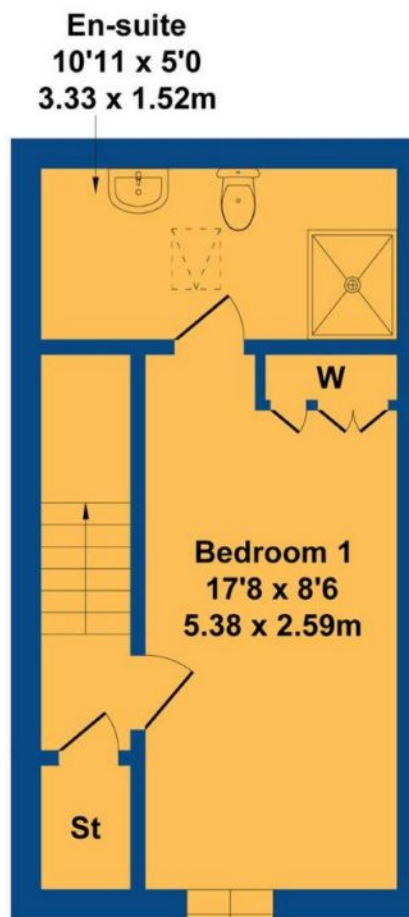
Approximate Gross Internal Area
936 sq ft - 87 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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



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