





## 27 Borough Avenue

Barry, Barry

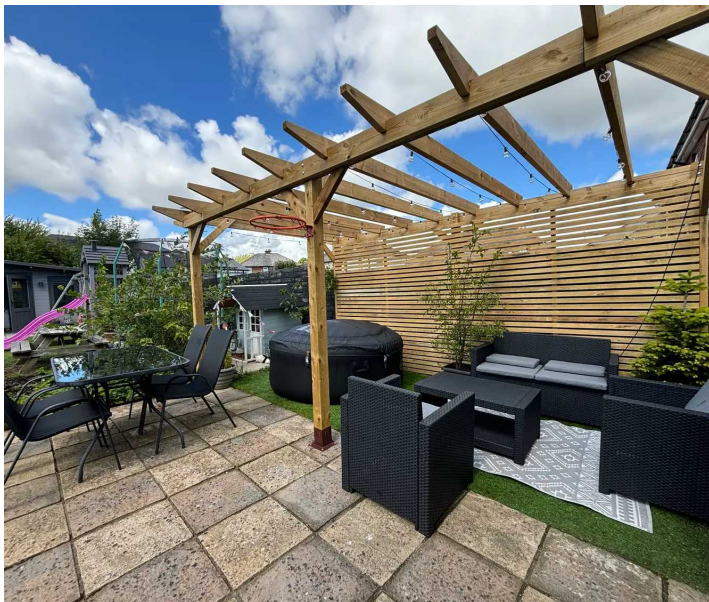
BEAUTIFULLY PRESENTED; LARGE GARDEN; SUMMER HOUSE - This wonderful home has been modernised throughout and is situated in the North East of Barry....  
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- EPC D60
- PLANNING FOR DOUBLE STOREY EXTENSION (PLANS STILL IN DATE)
- BEAUTIFULLY PRESENTED SEMI DETACHED
- LOUNGE WITH LOG BURNER PLUS FURTHER RECEPTION / SUN ROOM
- LUXURY KITCHEN AND FIRST FLOOR BATHROOM
- TWO DOUBLE BEDROOMS
- LARGE REAR GARDEN WITH SUMMERHOUSE / OFFICE / PLAYROOM





### Entrance Hall

Accessed via partial glazed door. Laminate floor and carpeted stairs to first floor. Radiator. Storage cupboard. Door to lounge.

### Lounge

13' 5" x 13' 1" (4.09m x 3.99m)

Carpeted lounge with feature log burner and partial panelled walls. Front aspect window. Radiator. Door to kitchen.

### Kitchen Breakfast Room

16' 4" x 8' 8" (4.98m x 2.64m)

Beautiful kitchen with a range of eye level and base units with complementing work surfaces and inset one and a half bowl sink unit with flexi mixer tap. Integrated induction hob, oven under and cooker hood over, dishwasher, fridge freezer and washing machine. Breakfast bar area. Upright modern radiator. Inset ceiling lights. Laminate floor. Window to rear and internal door to sun room, plus doors onto rear garden.

### Sun Room

18' 11" x 12' 5" (5.77m x 3.78m)

A fantastic second reception room, previously a conservatory, now with a solid roof. Windows to front plus windows and double opening doors onto rear garden. Radiator and laminate floor.

### Landing

Carpeted with loft access and side aspect window. Doors to two bedrooms and bathroom.

### Bathroom

9' 1" x 8' 2" (2.77m x 2.49m)

Luxury suite in white with stand alone bath and oversized waterfall mixer tap, WC with concealed cistern, wash hand basin set into vanity unit plus a shower enclosure with fixed rainfall style head and separate rinser. Laminate floor. Modern upright radiator which also has shelving space. Opaque window to rear. Inset ceiling lights.





radiator which also has shelving space. Opaque window to rear. Inset ceiling lights.

#### **Bedroom One**

14' 6" x 10' 10" (4.42m x 3.30m)

Carpeted double bedroom with front aspect window. Radiator. Recess for wardrobes.

#### **Bedroom Two**

12' 1" x 7' 11" (3.68m x 2.41m)

Carpeted double bedroom with rear aspect window. Radiator. Cupboard housing the boiler.

#### **Summerhouse - Playroom - Office**

A fantastic addition to the property, this recently built summerhouse offers a great entertaining space with bar, or even an option for a work from home office. With double opening doors out onto the rear garden.





## REAR GARDEN

67' 12" x 34' 12" (20.73m x 10.67m)

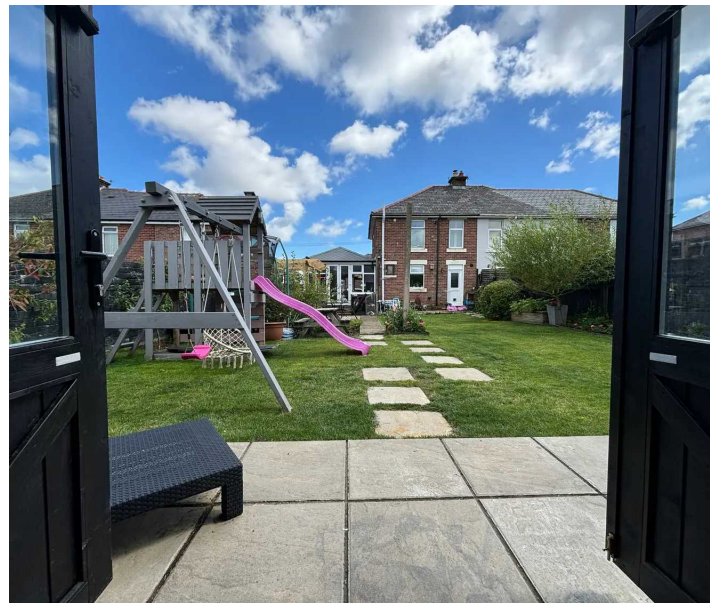
A great rear garden with level lawn, planted borders, log store and feature pergola with patio and astro turf. A pathway leads to the bottom of the garden which houses a storage shed and a fantastic summer house / work from home office.

## GARDEN

Side garden is of good size with planted borders and handy for recycling / storage etc. Gate to front.

## FRONT GARDEN

A large area of interlocking brick paviour (recently laid) providing off road parking, as an option, for two vehicles - subject to consent. An area of level lawn. Three, paved steps lead to the front door. Gate to rear garden.





# 27 Borough Avenue

Approximate Gross Internal Area  
969 sq ft - 90 sq m



**GROUND FLOOR**

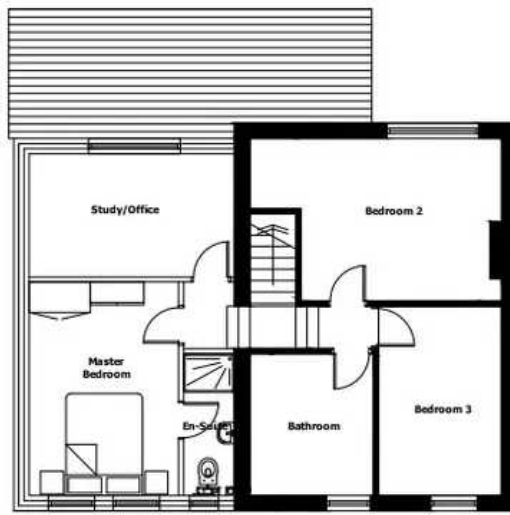


**FIRST FLOOR**

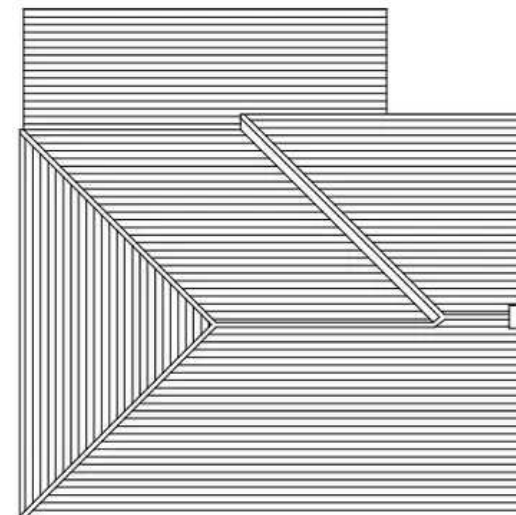
Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.



**Proposed Ground Floor Plan**



**Proposed First Floor Plan**



**Proposed Roof Plan**

Note:  
Existing white UPVC windows to be replaced with Anthracite grey.  
Existing red/brown facing brick to receive light grey render finish.



Plan A - Single storey extension/annexed to main path  
Scale 1:50

PLANNING  
 name:  
 Mr & Mrs Wakefield  
 address:  
 Proposed new two storey side extension  
 Single storey extension to front including porch

# Chris Davies Estate Agents

Chris Davies Estate Agents, 24 High Street - CF62 7EA

01446 700007

barry@chris-davies.co.uk

www.chris-davies.co.uk/

HELPFUL INFORMATION - whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.