





36 Milton Road

Barry, Barry

3-bedroom, semi-detached house with NO ONWARD CHAIN, South facing garden. Bright living area, well-equipped kitchen, shower room on ground floor. Energy rating C72. Close to schools, amenities, children's park, bus routes. Perfect family home.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- EPC C72
- NO ONWARD CHAIN
- SOUTH FACING REAR GARDEN
- 3 BEDROOMS
- UPSTAIRS WC
- GROUND FLOOR SHOWER ROOM





Entrance/Hallway

Entrance via uPVC door to hall with laminate floor, carpeted stairs to first floor. Radiator. Internal doors to lounge and shower room. Open door access to the kitchen.

Kitchen

12' 2" x 9' 6" (3.71m x 2.90m)

Fitted base level units and display cabinets, worksurface with 1 and half bowl sink unit and mixer tap. Inset gas hob, with extractor. Eye level double oven. Radiator, laminate flooring, space for appliances, wall mounted Worcester boiler. Front aspect window, space for table and chairs.

Shower room

5' 5" x 4' 1" (1.65m x 1.24m)

Wet room style. Fully tiled. Sink unit. Opaque window to side. Electric shower.

Lounge

15' 0" x 9' 11" (4.57m x 3.02m)

Carpeted. Large rear aspect window overlooking the garden. Radiator. Understairs storage cupboard, which houses the meters and fuse box. Wall mounted gas fire.



Stairs and Landing

Stairs to first floor. Carpeted landing area. Side aspect window. Internal doors to 3 bedrooms and WC. Loft hatch.

Bedroom 1

11' 8" x 9' 10" (3.56m x 3.00m)

Carpeted. Front aspect window. Radiator. Fitted cupboard.

Bedroom 2

12' 2" x 9' 10" (3.71m x 3.00m)

Carpeted. Radiator. Rear aspect window allowing views of the Bristol channel.

Bedroom 3

11' 7" x 5' 7" (3.53m x 1.70m)

Measurements over the stairwell. Carpeted single



Bedroom 3

11' 7" x 5' 7" (3.53m x 1.70m)

Measurements over the stairwell. Carpeted single bedroom. Front aspect window. Radiator.

WC

5' 8" x 2' 8" (1.73m x 0.81m)

WC with button flush. Radiator. Side window. Exposed wood floor.

Rear Garden

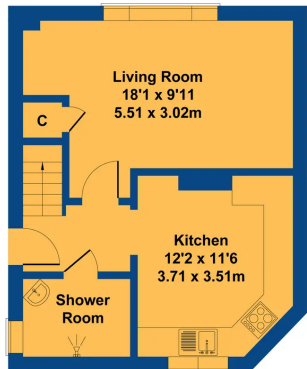
Good size. Southernly aspect garden. Mainly laid to lawn. Shed. Established trees and shrubs.

Front Garden

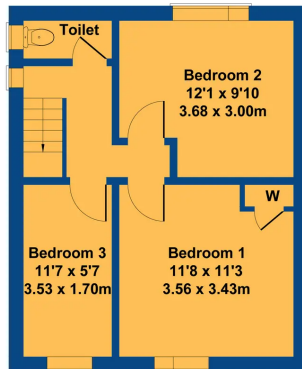
Gated, enclosed garden with pathway to front door. Lads to storage shed and to the rear garden.

36 Milton Road

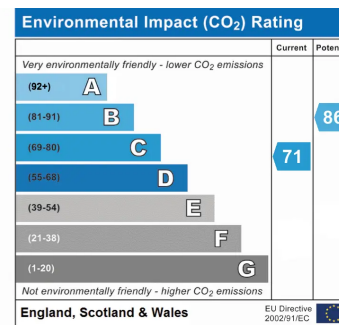
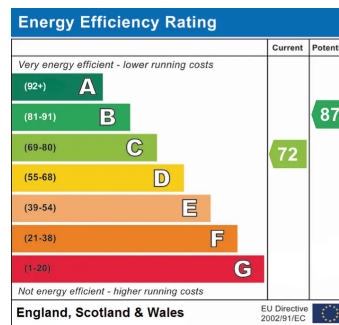
Approximate Gross Internal Area
818 sq ft - 76 sq m



GROUND FLOOR



FIRST FLOOR



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





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.