





30 The Heathers

Barry, Barry

Two bed property with no onward chain

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- NO ONWARD CHAIN
- LOUNGE WITH GOOD SIZE KITCHEN BREAKFAST ROOM
- TWO DOUBLE BEDROOMS
- MODERN WHITE BATHROOM SUITE
- GOOD SIZE REAR GARDEN AND OFF ROAD PARKING
- EPC C70





Entrance Hall

Accessed via partial glazed uPVC front door. Carpeted and with stairs leading to the first floor. Internal door to lounge. Radiator.

Living Room

16' 8" x 11' 10" (5.08m x 3.61m)

Carpeted lounge with front aspect window and deep under stair recess. Two radiators. Door to kitchen breakfast room.

Kitchen Breakfast Room

11' 9" x 7' 11" (3.58m x 2.41m)

A wide range of fitted eye level and base units with work surfaces over and inset sink unit. Space for oven /hob and further appliances as required. Breakfast bar area. Radiator. Window and door to rear garden. Laminate effect vinyl floor. Wall mounted Worcester boiler (service July 2024).

Landing

Carpeted landing, matching the stairs. Doors to two bedrooms and bathroom.

Bathroom

7' 7" x 4' 10" (2.31m x 1.47m)

With white suite comprising panelled bath - electric shower over, close coupled WC with button flush and wash basin. Splash back tiles. Tiled floor. Radiator and opaque window to rear.

Bedroom One

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

Carpeted double bedroom with front aspect window and radiator. Fitted wardrobes with sliding doors.

Bedroom Two

10' 5" x 6' 9" (3.18m x 2.06m)

Carpeted double bedroom with rear aspect window and radiator. Fitted cupboard.





FRONT GARDEN

An attractive front garden with area of level lawn and established trees with chippings.

REAR GARDEN

A fully enclosed, good size rear garden with patio and a raised level lawn partially border by chippings. Gate to side.

OFF STREET

1 Parking Space

Off road parking in front of the front garden.



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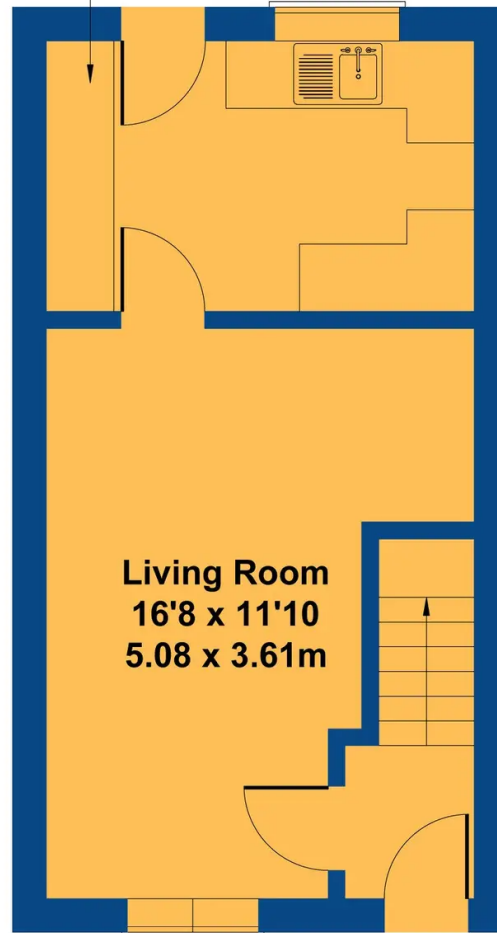
Approximate Gross Internal Area
624 sq ft - 58 sq m

Kitchen/Breakfast Room

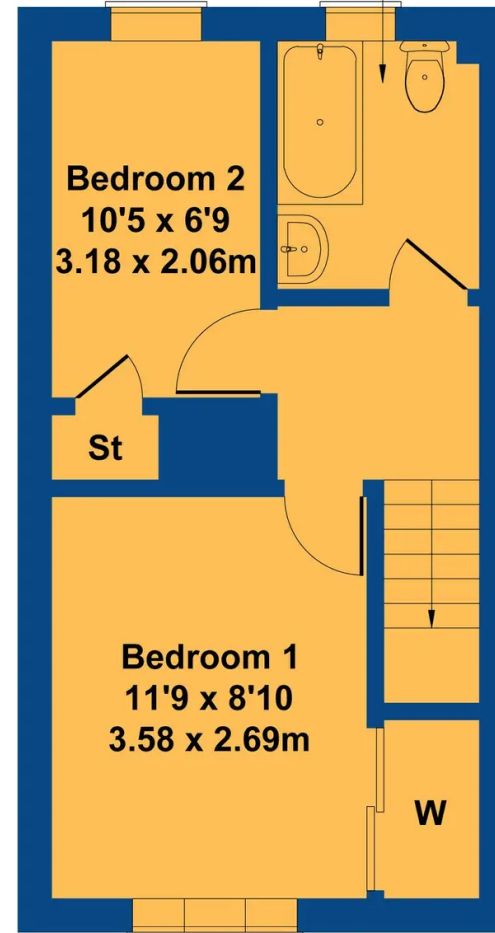
11'9 x 7'11
3.58 x 2.41m

Bathroom

7'7 x 4'10
2.31 x 1.47m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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