





22 Robins Lane

Barry, Barry

Three double bed period terrace with ground floor bathroom

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- PERIOD TERRACE PROPERTY
- THREE DOUBLE BEDROOMS
- LOUNGE OPEN TO DINING ROOM
- GROUND FLOOR BATHROOM WITH SHOWER OVER BATH
- EPC D63 ; GOOD SIZE REAR GARDEN - SOUTHERLY





Entrance Hall

Accessed via uPVC front door. Laminate floor and radiator. High level fuse and meter box. Open door access to lounge / diner.

Dining Room

11' 11" x 10' 10" (3.63m x 3.30m)

Continuation of the laminate floor and stairs to first floor. Under stair storage cupboard. Rear aspect window. Radiator. Door to kitchen. Measurement to stairs.

Lounge

13' 5" x 10' 4" (4.09m x 3.15m)

Laminate floor and front aspect window. Radiator. Square opening to dining room.

Kitchen

11' 1" x 10' 0" (3.38m x 3.05m)

With a laminate floor the kitchen has a range of eye and base level units with work surfaces over and inset sink unit. Space and plumbing for appliances. Window to side plus uPVC door to back garden. Wall mounted Vaillant boiler.

Bathroom

10' 9" x 5' 8" (3.28m x 1.73m)

White suite comprising bath with electric shower over, WC and pedestal wash basin. Vinyl floor. Radiator and rear aspect opaque window,. Storage cupboard.

Landing

With exposed wood floors and loft hatch. Fitted storage cupboards. Doors to three bedrooms.

Bedroom One

11' 5" x 10' 10" (3.48m x 3.30m)

Double bedroom with exposed wood floors and radiator. Two front aspect windows. Fitted wardrobes.

Bedroom Two

10' 6" x 7' 9" (3.20m x 2.36m)

Carpeted double bedroom with rear aspect window. Fitted cupboards. Measurements exclude cupboard recess





Bedroom Two

10' 6" x 7' 9" (3.20m x 2.36m)

Carpeted double bedroom with rear aspect window. Fitted cupboards. Measurements exclude cupboard recess.

Bedroom Three

11' 5" x 10' 0" (3.48m x 3.05m)

Double bedroom with rear aspect window. Storage recess. Radiator. **Front Garden**

Steps lead to the front door and there is an area of stone chippings.

Rear Garden

Fully enclosed garden split over tiers. large recessed area, ideal for storage. Steps lead tot he main garden which has chippings and paving. Gate to rear lane.

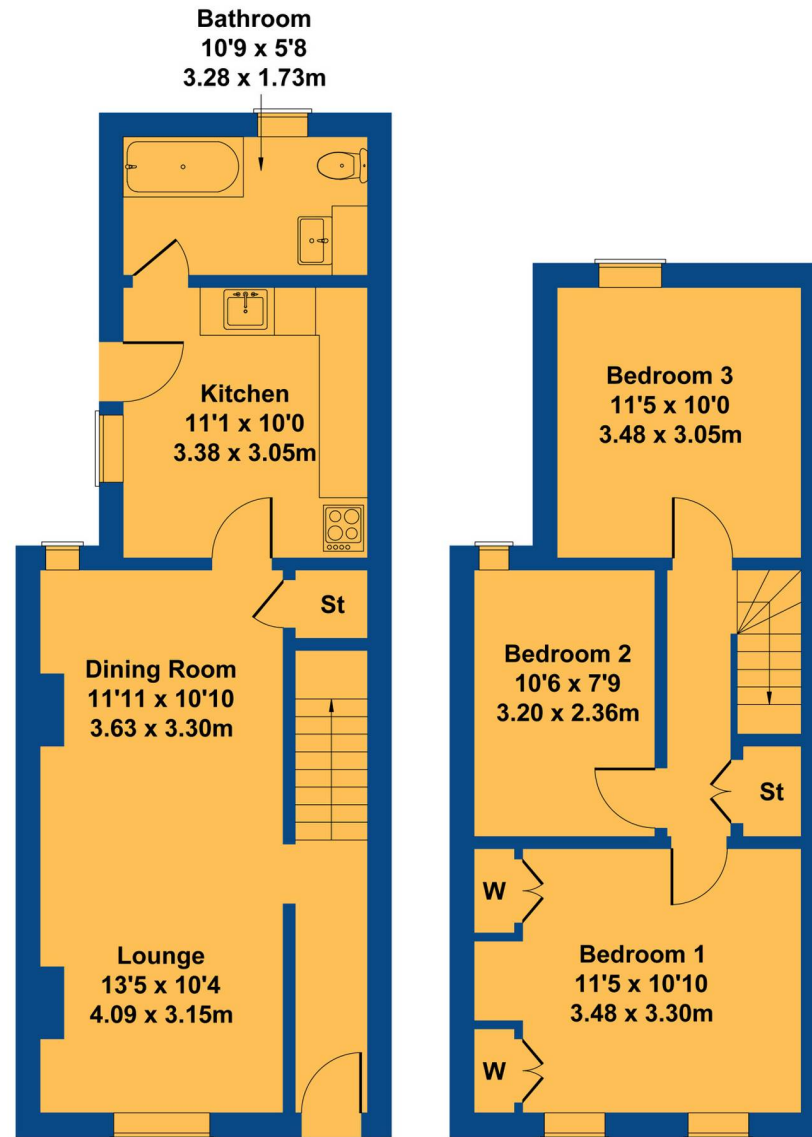
ON STREET





22 Robins Lane

Approximate Gross Internal Area
890 sq ft - 83 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.