





## 5 Dunraven Street

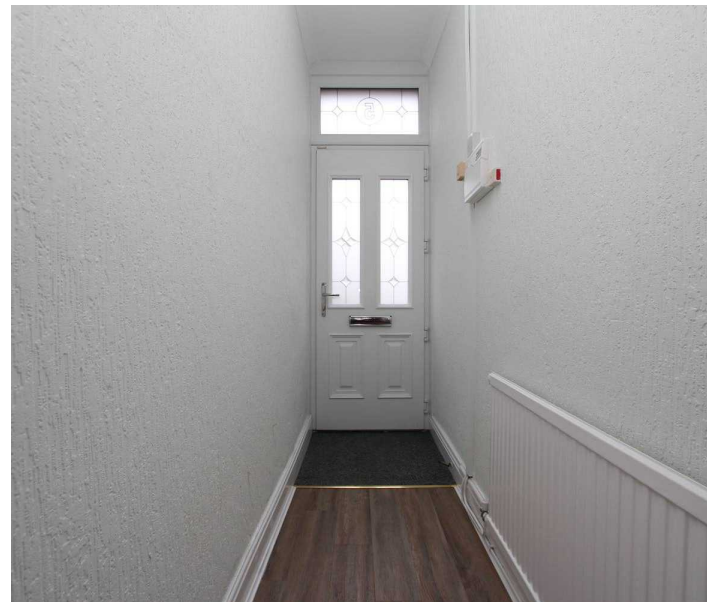
Barry, Barry

Charming mid-terrace Victorian property with modern comforts. Open plan lounge/diner, spacious kitchen, two double bedrooms and a convenient downstairs bathroom plus upstairs shower room. Well-maintained garden and a large garage, perfect for families.

Council Tax band: C

Tenure: Freehold

- PERIOD VICTORIAN TERRACE WITH A BAY WINDOW
- OPEN PLAN LOUNGE/DINER AND A SEPARATE KITCHEN
- DOWNSTAIRS BATHROOM PLUS UPSTAIRS SHOWER ROOM
- TWO LARGE DOUBLE BEDROOMS
- LARGE WELL MAINTAINED FULLY ENCLOSED REAR GARDEN
- PARKING PROVIDED VIA A GARAGE TO THE REAR (ACCESSIBLE FROM VICTORIA ROAD OR PARK CRESCENT)





### Hallway

Entrance via a uPVC front door with two opaque glazed panels and a matching opaque glazed panel above. The hallway has a matwell, laminate wood effect flooring, wallpapered walls and a textured coved ceiling. A radiator, a carpeted staircase and a door leading through to the open plan lounge/diner.

### Lounge

10' 11" x 10' 6" (3.33m x 3.20m)

Carpeted with wallpapered walls and a textured coved ceiling. A feature fireplace with a marble surround and a wooden mantel. A large front aspect bay window and a radiator. The lounge is open to the dining area. Measurements exclude the the recesses either side of the chimney breast and the bay window.

### Dining Room

12' 9" x 10' 9" (3.89m x 3.28m)

Carpeted with wallpapered walls and a textured coved ceiling. A large rear aspect window, a radiator and a door leading to an understairs storage cupboard. A bifold wooden door with stained glass windows leads into the kitchen. Measurements exclude the recesses either side of the chimney breast.

### Kitchen

10' 10" x 7' 7" (3.30m x 2.31m)

Vinyl flooring, a tiled splashback, smooth walls and a textured coved ceiling. Matching wooden eye and base level units with a modern white countertop which has a stainless steel one and a half bowed sink inset. An integrated extractor hood and space below for a freestanding oven. Space and plumbing for a dishwasher and washing machine. Two side aspect windows and a door leading through to a rear lobby.





### **Rear Lobby**

Vinyl flooring, smooth walls and a smooth coved ceiling. A radiator and doors leading to the downstairs bathroom and utility room.

### **Downstairs Bathroom**

8' 7" x 4' 2" (2.62m x 1.27m)

A continuation of the vinyl flooring, smooth walls and a smooth ceiling. A three piece white suite comprising a WC, a pedestal wash basin with stainless steel pillar taps and a bath with gold coloured pillar taps. Half height tiling with full height tiling within the bath. A radiator and an extractor fan. A small opaque window into the utility space and a larger opaque window looking out onto the side of the property.

### **Utility Room**

8' 4" x 7' 4" (2.54m x 2.24m)

A continuation of the vinyl flooring, smooth walls and a textured coved ceiling. A large rear aspect window and a uPVC door with opaque glazing leading into the garden.

### **Landing**

A carpeted staircase leads to a carpeted landing with doors leading off to two bedrooms and the upstairs shower room. The loft is accessible from the landing, it is not currently boarded but there is potential to convert the loft in the future.

### **Bedroom One**

13' 10" x 10' 11" (4.22m x 3.33m)

Carpeted with wallpapered walls and a textured coved ceiling. A radiator and two front aspect windows with sea glimpses. Measurements exclude the recesses either side of the chimney breast.





### **Bedroom Two**

12' 11" x 8' 1" (3.94m x 2.46m)

Carpeted with wallpapered walls and a textured coved ceiling. A radiator and a rear aspect window. Built in cupboards, one of which houses the boiler (6 years old).

### **Upstairs Shower Room**

10' 8" x 10' 4" (3.25m x 3.15m)

Vinyl wood effect flooring, wallpapered walls and a textured coved ceiling. A WC, a vanity wash basin and a walk in shower (recently fitted) with full height PVC shower panels, a glass shower screen and a thermostatic stainless steel shower inset. A radiator, a built in cupboard and a rear aspect window.





### **FRONT GARDEN**

A small courtyard front garden fully enclosed by brick walls and a front gate.

### **REAR GARDEN**

A large garden with a garage to the rear accessible via a lane from Victoria Road or Park Crescent. The garden is fully paved with well maintained flower beds to both sides boasting beautiful well established shrubbery. Fully enclosed by beautiful stone walls topped with bricks.

### **GARAGE**

Single Garage

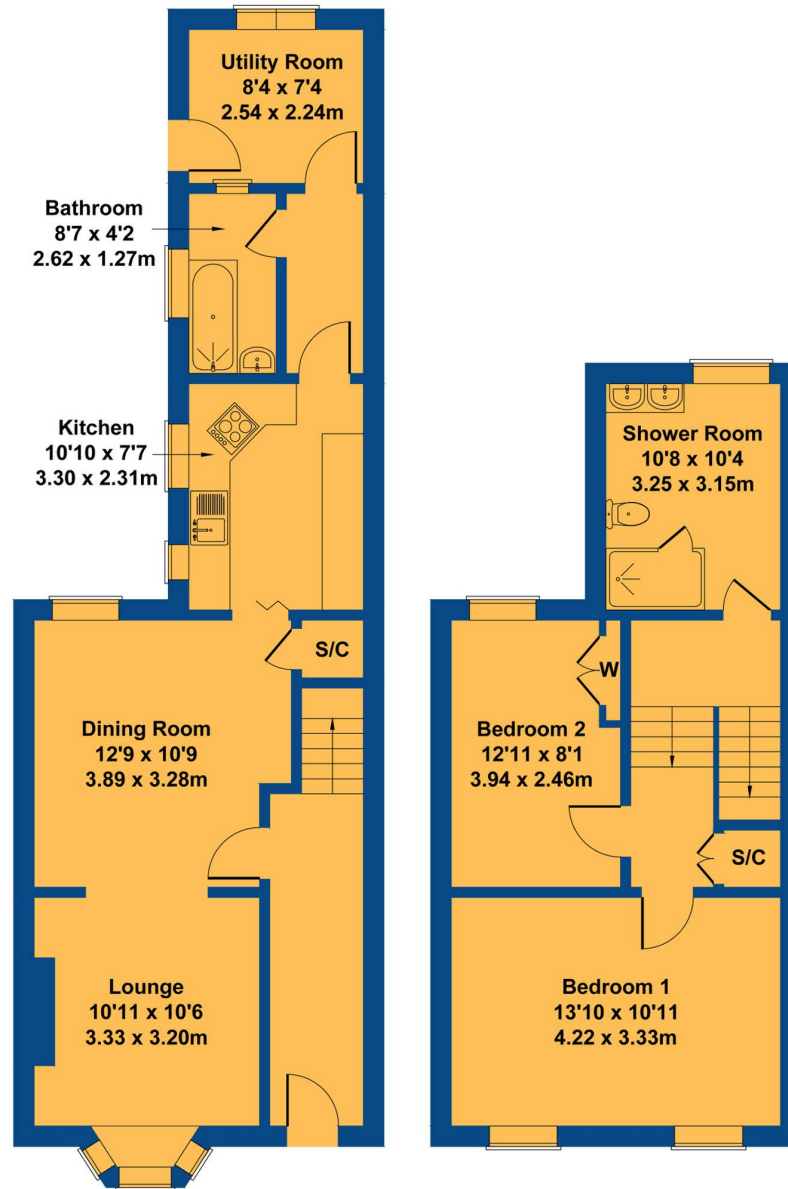
A wide garage with plenty of room for one vehicle. Perfect for additional storage. Electricity. Accessible from the rear garden via a uPVC door and also from a lane to the rear of the property via an up and over door. The lane can be accessed from both Victoria Road and Park Crescent.





# 5 Dunraven Street

Approximate Gross Internal Area  
1098 sq ft - 102 sq m



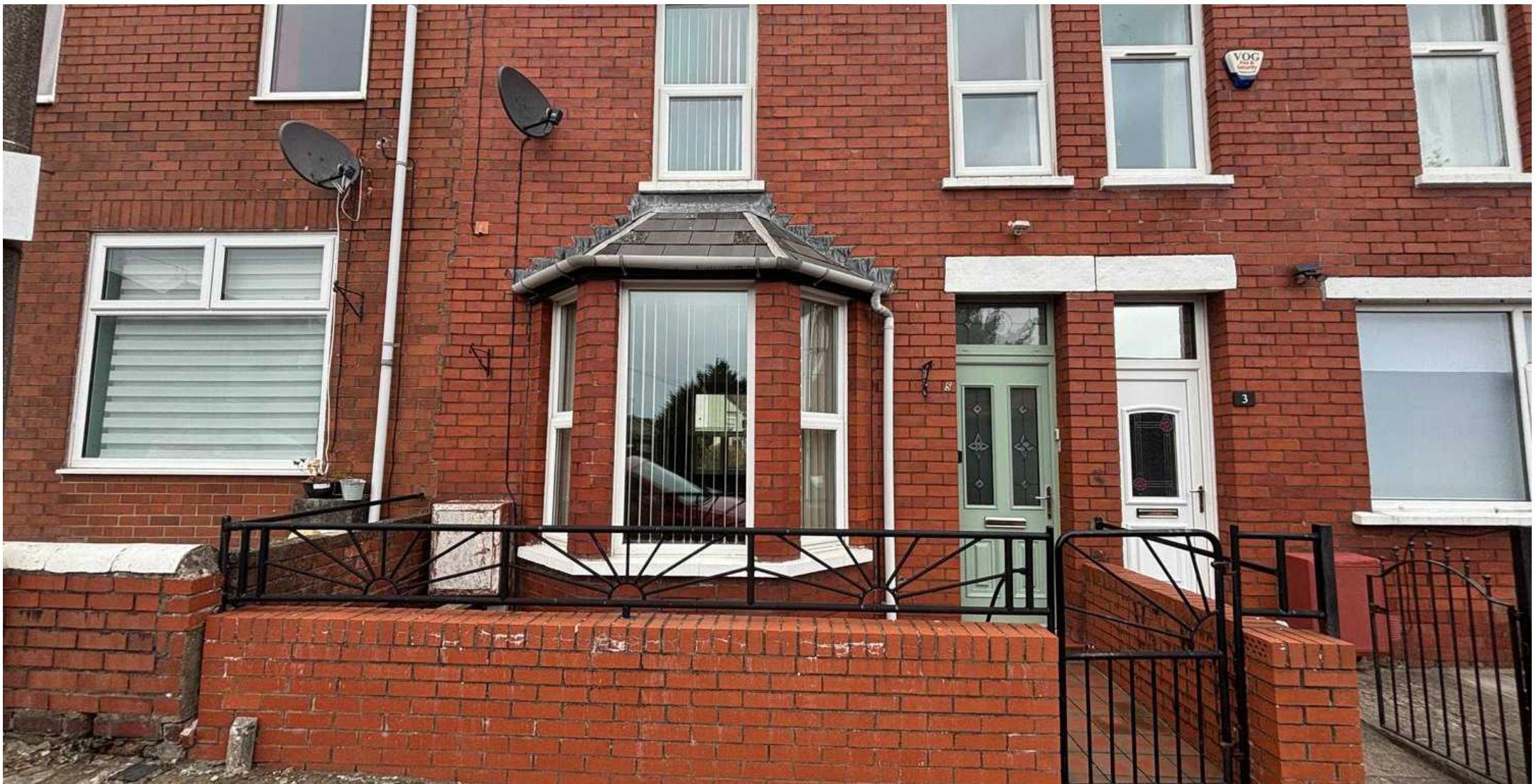
**GROUND FLOOR**

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
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