







## 23 Milton Road

Barry, Barry

Charming three bedroom semi-detached home with a large conservatory and stone summerhouse. Generous rear garden, driveway for two cars. Excellent local schools and transport links. Ideal for families and outdoor enthusiasts.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- THREE BEDROOMS
- LARGE CONSERVATORY
- GENEROUS REAR GARDEN WITH A STONE-BUILT SUMMERHOUSE
- DRIVEWAY PROVIDING OFF-ROAD PARKING FOR TWO VEHICLES
- CATCHMENT FOR YSGOL GYMRAEG BRO MORGANNWG AND ST RICHARD GWYN
- EXCELLENT TRANSPORT LINKS
- CLOSE TO LOCAL AMENITIES





### **Porch**

9' 7" x 3' 8" (2.92m x 1.12m)

Entrance into a porch via a uPVC front door with a stained glass panel. The porch has tiled flooring, smooth walls and a smooth ceiling. There is a large side aspect window and a smaller rear aspect window, allowing plenty of natural light. There is then a further uPVC door with opaque glazing that leads into the hallway.

### **Hallway**

The hallway has laminate wood effect flooring, smooth walls with dado rails and a textured coved ceiling. A radiator, a carpeted staircase to the left and doors leading to the downstairs shower room, kitchen and lounge.

### **Lounge**

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

Wood effect laminate flooring, smooth walls with dado rails and a textured coved ceiling. A large front aspect window, a feature fireplace, a radiator and an understairs storage cupboard.

### **Kitchen**

12' 0" x 11' 4" (3.66m x 3.45m)

A continuation of the laminate wood effect flooring from the hallway, textured walls and a textured coved ceiling. White gloss eye and base level units and a black countertop with a stainless steel sink inset and a mixer tap overtop. Integrated appliances include a single oven, four ring gas hob and an extractor hood. Space and plumbing for a fridge/freezer, washing machine and tumble dryer. Ample space for a small breakfast table and chairs in the centre. A built in storage cupboard and double opening doors leading into the conservatory.







### **Conservatory**

16' 2" x 9' 7" (4.93m x 2.92m)

Tiled flooring, smooth walls and a polycarbonate roof. Double opening doors leading into the garden and a radiator.

### **Downstairs Shower Room**

6' 3" x 3' 9" (1.91m x 1.14m)

Matching black tiled walls and flooring with a feature white tiled wall around the opaque side aspect window. A white vanity wash basin with a stainless steel mixer tap ovetop, a walk-in shower cubicle with a thermostatic shower inset and a glass shower screen, plus a towel radiator.

### **Landing**

A carpeted staircase leads to a carpeted landing. Doors leading off to three bedrooms and a WC. Loft access.

### **Bedroom One**

11' 10" x 11' 5" (3.61m x 3.48m)

Carpeted with smooth walls (one wallpapered) and a textured ceiling. A large rear aspect window, a radiator and a built in storage cupboard.

### **Bedroom Two**

12' 3" x 10' 1" (3.73m x 3.07m)

Carpeted with smooth walls and a textured ceiling. A large front aspect window and a radiator.

### **Bedroom Three**

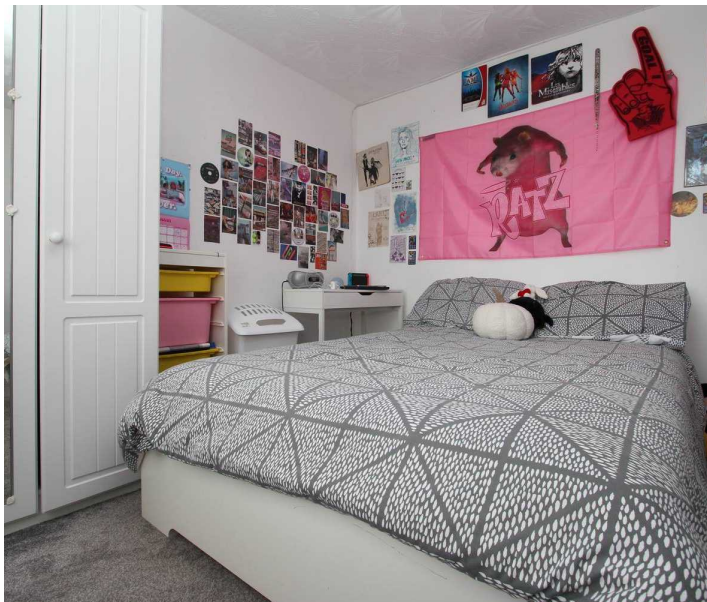
11' 4" x 5' 11" (3.45m x 1.80m)

Laminate wood effect flooring, smooth walls and a textured ceiling with spotlights. A rear aspect window and a radiator.

### **WC**

5' 7" x 2' 8" (1.70m x 0.81m)

Vinyl tile effect flooring, smooth walls and a textured ceiling. A WC with a push button flush, a small side aspect opaque window and a radiator.







## REAR GARDEN

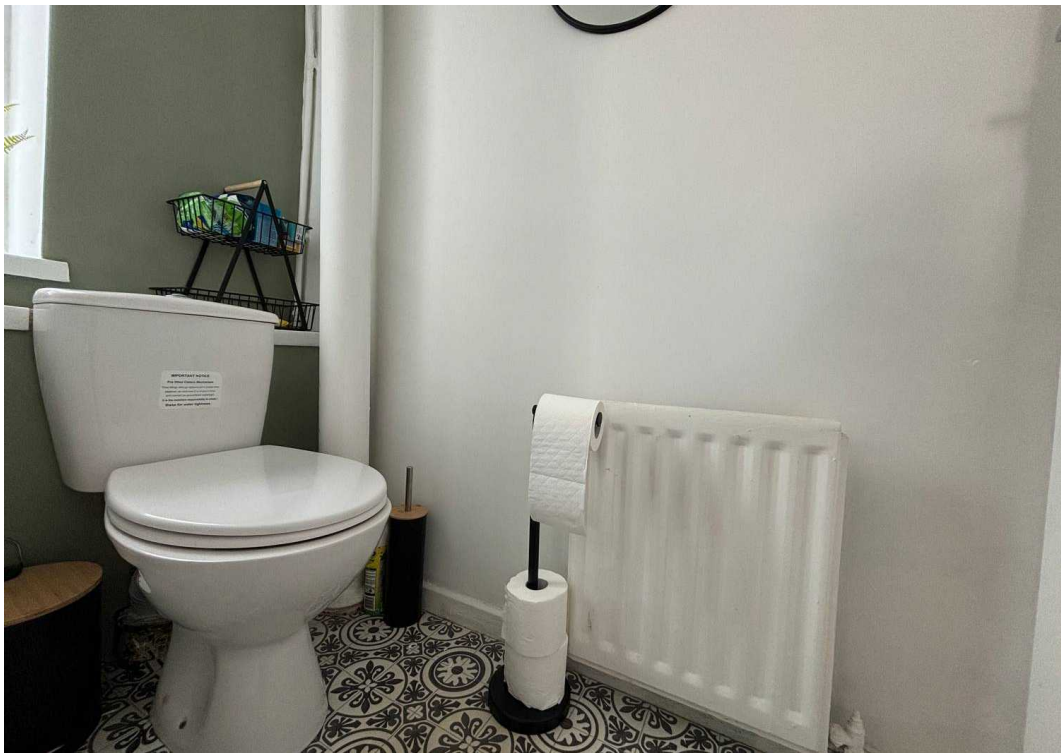
Stepping out of the double opening doors from the conservatory, to the left there are steps taking you to the rear garden and to the right, there is side access around to the front of the property with an ideal space for recycling bin storage. Following the steps to the rear garden, there is an area of decorative stone chippings with stepping stones leading to a stone-built summerhouse. To the left there is a well-appointed patio area perfect for al-fresco dining and an area of lawn with a small pond. There are several well established shrubs around the garden. There is a well maintained fence to the left and rear of the garden and a stone wall to the right hand side.

## DRIVEWAY

2 Parking Spaces

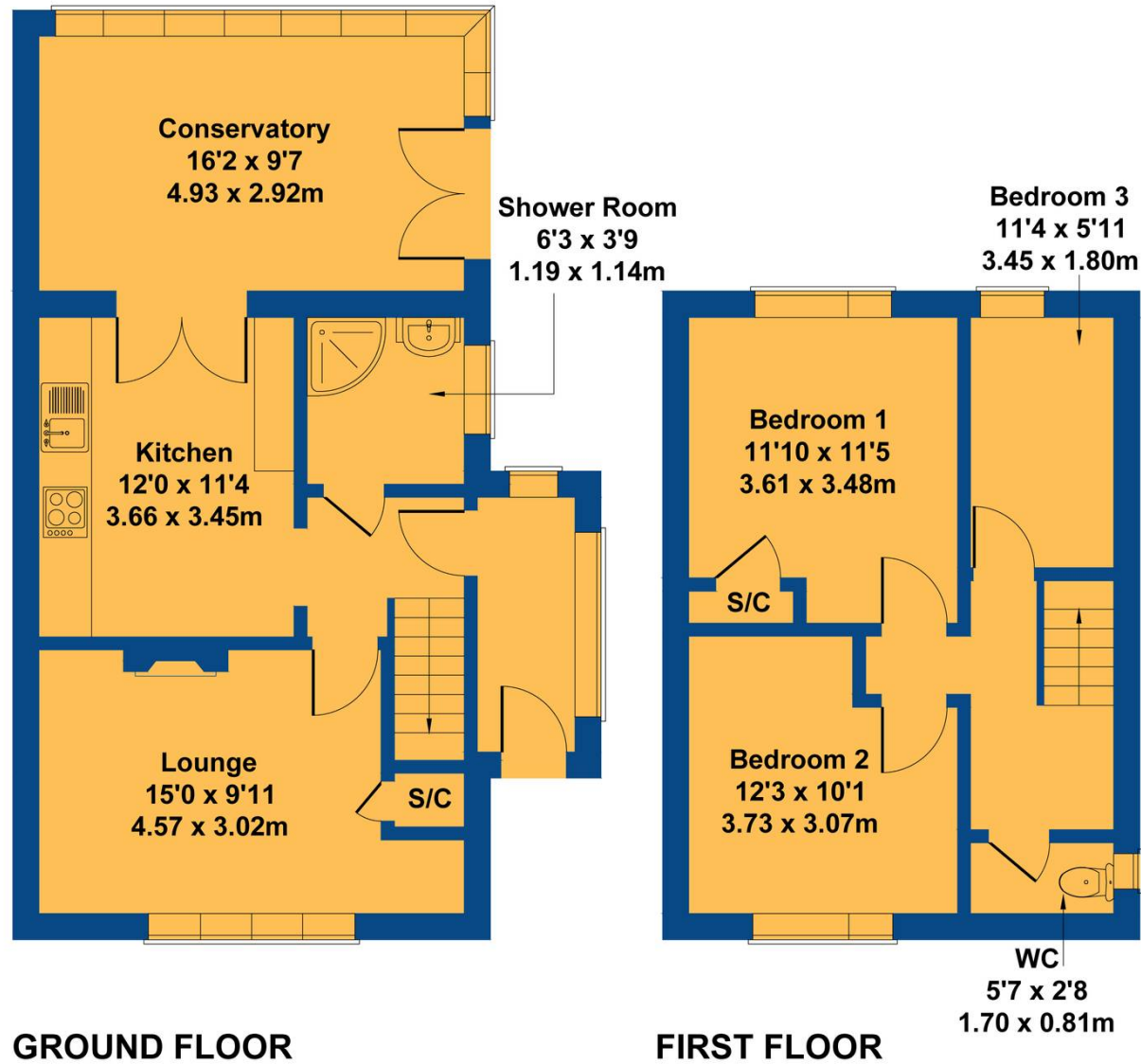






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Approximate Gross Internal Area  
926 sq ft - 86 sq m



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](mailto:barry@chris-davies.co.uk)

[www.chris-davies.co.uk/](http://www.chris-davies.co.uk/)

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