

22 Main Street

Barry, Barry

No onward chain - a perfect first time buyer, modernised throughout and spacious rear garden.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- EPC D65
- NO ONWARD CHAIN
- PERFECT FIRST TIME - MOVE STRAIGHT IN
- UPGRADED DECOR AND FLOORING THROUGHOUT
- BATHROOMS TO GROUND AND FIRST FLOOR
- SPACIOUS KITCHEN PLUS UTILITY





Entrance Hall

Accessed via composite front door with square feature glazing. Laminate floor and carpeted stairs to the first floor. Under stair recess. Inset ceiling spot lights and radiator. Matching internal doors to lounge, dining room and open door access to kitchen.

Lounge

13' 2" x 11' 5" (4.01m x 3.48m)

Laminate floor and front aspect window. Radiator. Open access to dining room.

Dining Room

12' 6" x 11' 3" (3.81m x 3.43m)

Continuation of the flooring. Radiator and rear aspect double opening French doors.

Kitchen

11' 1" x 9' 10" (3.38m x 3.00m)

A modern range of fitted eye level and base units with complementing work surfaces over. Inset sink unit with mixer / rinser tap. Inset electric hob, oven and cooker hood. Space for fridge freezer. Concealed combi boiler. Tiled floor. Barn style door to rear garden plus steps to the utility area and ground floor bathroom.

Utility

5' 7" x 2' 7" (1.70m x 0.79m)

Continuation of tiled floor. Space and plumbing for appliances. Door to bathroom.

Bathroom

7' 2" x 5' 9" (2.18m x 1.75m)

White suite comprising bath with shower attachment off mixer, close coupled WC with button flush and wash basin set onto vanity unit. Tiled walls and floor. Opaque window to rear. Ladder style heated towel rail.

Landing

Carpeted, matching the stairs. Loft hatch with ladder. Doors to three bedrooms and shower room.

Bedroom One

14' 5" x 11' 9" (4.39m x 3.58m)

Carpeted double bedroom with two front aspect





ladder. Doors to three bedrooms and shower room.

Bedroom One

14' 5" x 11' 9" (4.39m x 3.58m)

Carpeted double bedroom with two front aspect windows and radiator. Two fitted wardrobes.

Bedroom Two

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

Carpeted double bedroom with rear aspect window and radiator.

Bedroom Three

11' 7" x 5' 9" (3.53m x 1.75m)

Carpeted single bedroom or office with side aspect window and radiator.

Shower Room

7' 11" x 3' 11" (2.41m x 1.19m)

Shower cubicle with sliding doors and shower inset. Close coupled WC with button flush and wash basin with cupboards under. Partial tiled walls and window to rear. Ladder style heated towel rail. Tiled floor and inset ceiling lights.

Rear Garden

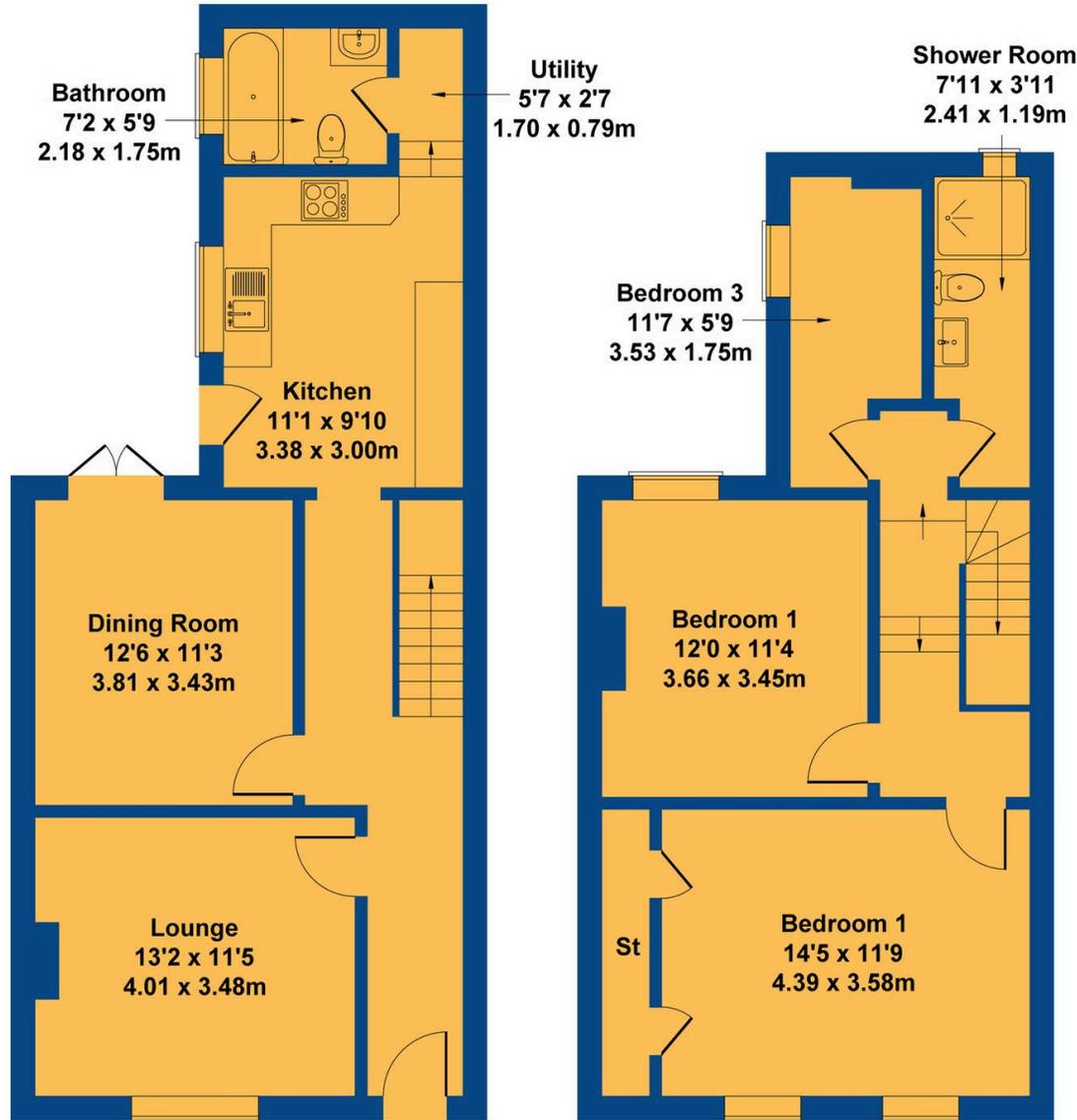
Enclosed and spacious rear garden layered over 4 levels with steps leading to each one. Also has outside tap, power points and timber constructed office / summer house.





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Approximate Gross Internal Area
1173 sq ft - 109 sq m



GROUND FLOOR

FIRST FLOOR

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





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