





65 St. Marys Avenue

Barry, Barry

Well presented three bedroom mid-terraced home with spacious interior, open plan kitchen/diner and enclosed garden. EPC D66. Convenient location with great amenities and transport links.

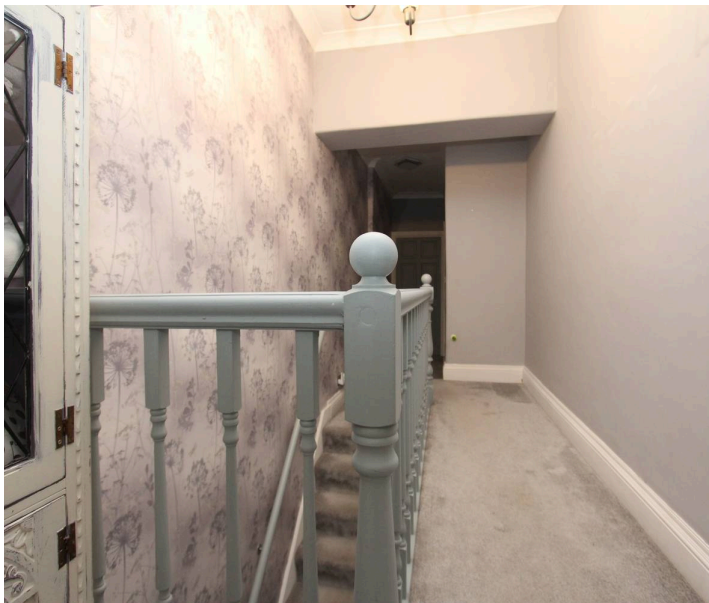
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- NO ONWARD CHAIN
- WELL PRESENTED THROUGHOUT
- THREE BEDROOMS
- LARGE LOUNGE PLUS LARGE OPEN PLAN KITCHEN/DINER
- FULLY ENCLOSED REAR GARDEN
- EPC D66
- EXCELLENT TRANSPORT LINKS AND CLOSE TO LOCAL AMENITIES





Hallway

Entrance via a composite front door with opaque glazing into the entrance hallway. The hallway has period tiled flooring, a selection of smooth and wallpapered walls and a smooth coved ceiling. A carpeted staircase leading to the first floor and a door leading through into the lounge.

Lounge

24' 5" x 9' 11" (7.44m x 3.02m)

Laminate wood effect flooring, smooth walls with a feature wallpapered chimney breast and a smooth coved ceiling. A gas fire with a wooden mantel. A front aspect bay window, a rear aspect window and a door leading through into the kitchen/diner. Measurements have been taken into the bay.

Kitchen/Diner

22' 8" x 9' 10" (6.91m x 3.00m)

Vinyl tile effect flooring, smooth walls and a smooth ceiling with spotlights. The kitchen has modern white high gloss eye and base level units with complementing wood effect countertops. There is a stainless steel one and a half bowled sink inset with a black rinser tap. Integrated appliances include a four ring gas hob, extractor hood and eye level single oven. There is space and plumbing for a washing machine and space for a freestanding fridge/freezer. In the dining area there is ample space for a dining table and chairs. There is also a radiator, a rear aspect window, a door leading to an understairs storage cupboard and a glazed door leading out into the garden.

Landing

A carpeted staircase leads to a carpeted landing with a selection of smooth and wallpapered walls and a smooth coved ceiling. A wooden balustrade, a loft hatch and doors leading to three bedrooms and a bathroom.

Bedroom One

12' 0" x 9' 11" (3.66m x 3.02m)

Carpeted with smooth walls and a wallpapered feature wall with a textured coved ceiling. Two front





Bedroom One

12' 0" x 9' 11" (3.66m x 3.02m)

Carpeted with smooth walls and a wallpapered feature wall with a textured coved ceiling. Two front aspect windows, a radiator and built in storage cupboards. Measurements exclude the depth of the built in storage cupboards.

Bedroom Two

10' 11" x 8' 2" (3.33m x 2.49m)

Laminate wood effect flooring, smooth walls, a rear aspect window and a radiator.

Bedroom Three

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

Laminate wood effect flooring, smooth walls and a smooth coved ceiling. A rear aspect window, a side aspect window, a built in storage cupboard and a radiator.

Bathroom

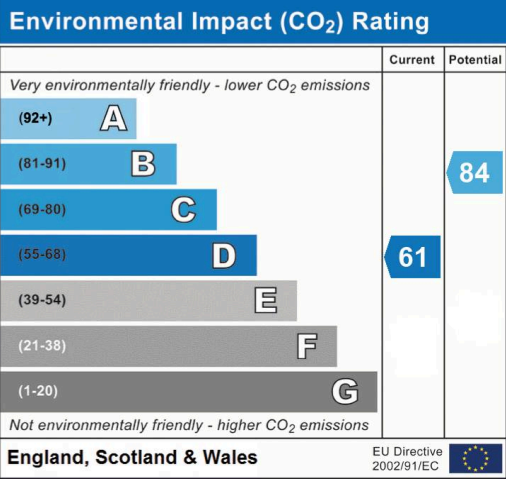
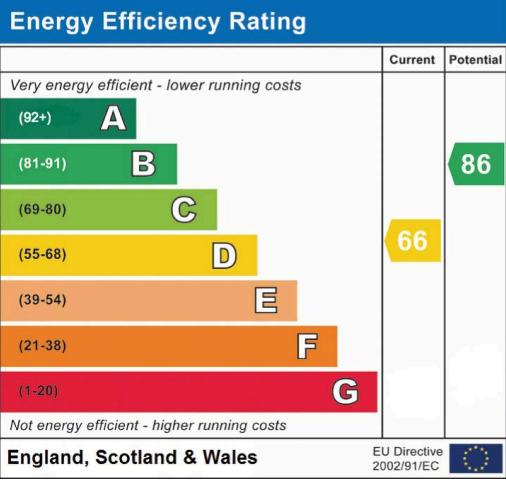
11' 5" x 6' 7" (3.48m x 2.01m)

Tiled flooring, smooth walls and a textured coved ceiling. A four piece white suite comprising a WC with a push button flush, a pedestal wash basin with stainless steel pillar taps, a bath with stainless steel pillar taps and a walk in shower cubicle with an electric shower inset and a glass sliding shower screen. An opaque window and a towel radiator.



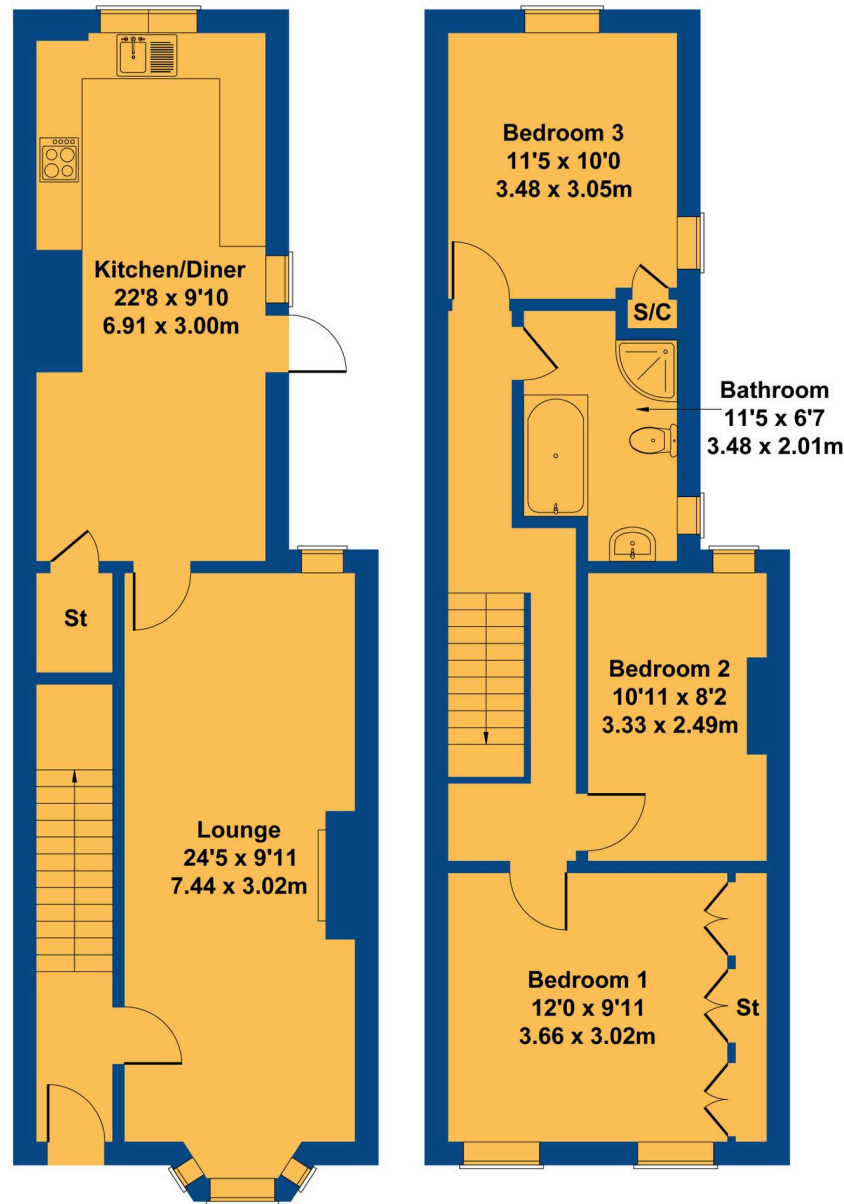
Garden

A fully enclosed rear garden with a rear access gate. Step out of the kitchen/diner onto an initial patio area. Steps lead up to a raised patio area with ample space for outdoor seating, perfect for alfresco dining or relaxing in the sun.



65 St. Marys Avenue

Approximate Gross Internal Area
1130 sq ft - 105 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
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.