







## 10 Merthyr Dyfan Road

Barry, Barry

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- NO ONWARD CHAIN; LARGE REAR GARDEN
- DINING ROOM PLUS LOUNGE
- TWO BEDROOMS
- SHOWER ROOM
- GARDEN ROOM
- LONG DRIVEWAY & GARAGE
- EPC D66







**Porch** Accessed via double opening uPVC doors. Further glazed door into hall.

**Hallway** Carpeted L shaped hall giving access to dining room, kitchen, two bedrooms and shower room. Radiator.

**Dining Room** 11' 5" x 9' 6" (3.48m x 2.90m)  
Carpeted dining room with front aspect window and radiator. Arch to lounge.

**Lounge** 15' 5" x 10' 11" (4.70m x 3.33m)  
Carpeted lounge with front aspect bay window and radiator. Fireplace.

**Bedroom One** 11' 1" x 10' 4" (3.38m x 3.15m)  
Carpeted double bedroom with rear aspect window and radiator. A range of fitted bedroom furniture

**Bedroom Two** 9' 2" x 8' 0" (2.79m x 2.44m)  
Carpeted bedroom with porthole style window to the side plus further window looking into conservatory/garden room. Radiator.

**Shower Room** 6' 7" x 5' 9" (2.01m x 1.75m)  
Walk in shower (easy access) cubicle with shower attachment off mixer tap. Pedestal wash basin and low level WC. Fully tiled walls and vinyl floor. Side aspect window and radiator.

**Kitchen** 12' 8" x 8' 8" (3.86m x 2.64m)  
Fitted eye level and base units with work surfaces and inset sink unit. Space and plumbing for appliances. Side aspect window. Wall mounted Worcester boiler. Tiled effect vinyl floor. Glazed door to sun / garden room.

**Garden Room** 18' 2" x 10' 7" (5.54m x 3.23m)  
A large carpeted room looking out onto the garden and with double opening uPVC doors, plus further door to side of property. Radiator and fire place.





### **FRONT GARDEN**

Front garden with established shrubs plus lawn - along side the long driveway.

### **REAR GARDEN**

A good size rear garden with patio and lawn plus garden shed. Access to side / front.

### **GARAGE**

Single Garage

With double opening wooden doors

### **DRIVEWAY**

3 Parking Spaces

Long driveway, leading to the garage giving off road parking for 3 vehicles.

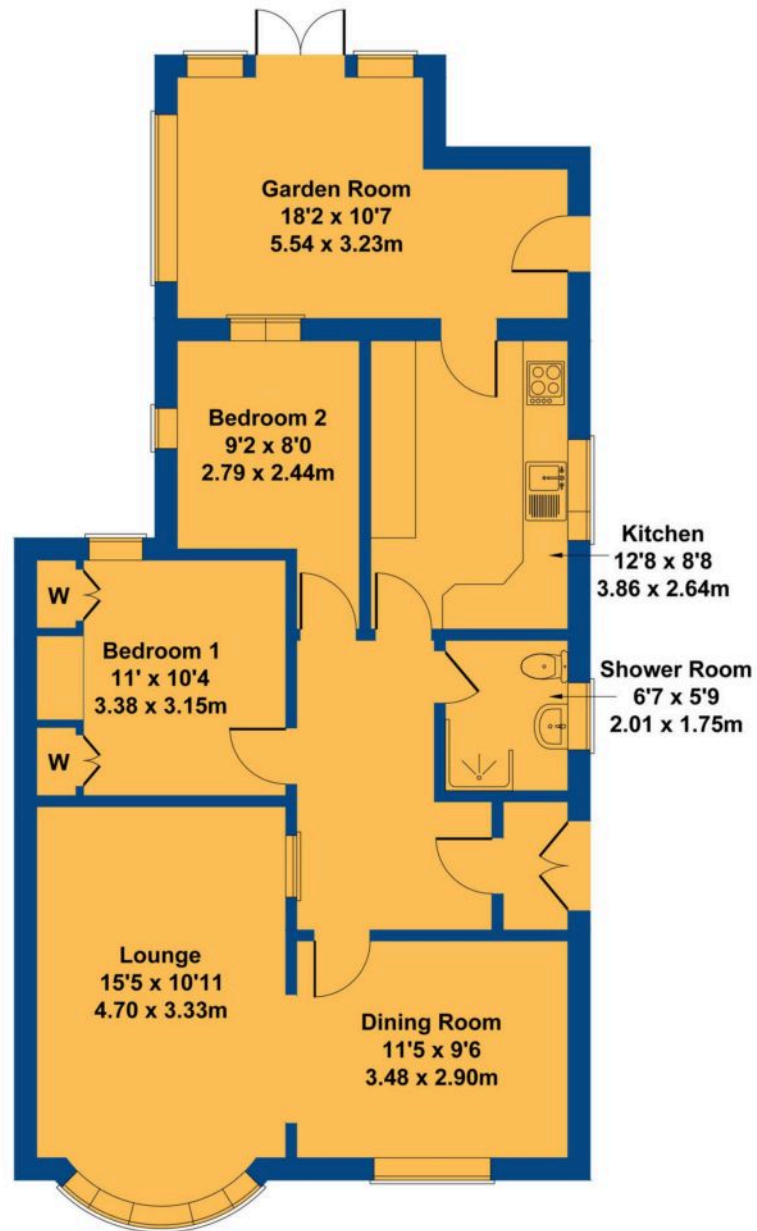






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Approximate Gross Internal Area  
958 sq ft - 89 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.





## Chris Davies Estate Agents

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