

31 Broad Street

Barry, Barry

Beautiful 4 bed period terrace with new roof and carpets throughout
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- PERIOD FAMILY HOME - WEST END OF BARRY
- CLOSE TO TRAIN STATION / ON A BUS ROUTE
- MODERN KITCHEN WITH SEPARATE UTILITY
- BATHROOM PLUS EN-SUITE
- X2 RECEPTION ROOMS
- HIGH CEILINGS WITH PERIOD FEATURES
- EASY TO MAINTAIN GARDEN WITH LANE ACCESS
- EPC D65
- NEW ROOF AND NEW CARPETS THROUGHOUT





Hallway

Accessed via a cottage style front door into a porch with a uPVC door into the main hall. A beautiful hallway with period tile flooring and brand new carpeted stairs lead to the first floor. Period features and radiator. Under stair storage. Doors give access to lounge and kitchen dining room.

Living Room

16' 5" x 11' 7" (5.00m x 3.53m)

Carpeted lounge with period central rose and large bay window. Radiator.

Dining Area / Reception Room

10' 2" x 9' 9" (3.10m x 2.97m)

A handy second reception area, just off the kitchen with feature slate effect tile wall and inset ceiling spotlights. High gloss tiled floor. Window to rear. USB wall sockets.

Kitchen

18' 8" x 9' 5" (5.69m x 2.87m)

Fitted Wren kitchen with high gloss soft closure doors and deep drawers. 1 and a half bowl sink with adjustable mixer tap. Inset electric hob, oven under and cooker hood over. Worcester boiler concealed in a cupboard (replaced August 2022 and with 10 year warranty). Plenty of units and worktop space.

Plumbing & spaces for appliances, modern high gloss tiled floor. Large UPVC side window. 2 internal doors which lead to a separate utility room and storage cupboard. 12 spotlights. Radiator. External UPVC door into the garden.

Utility

7' 8" x 5' 0" (2.34m x 1.52m)

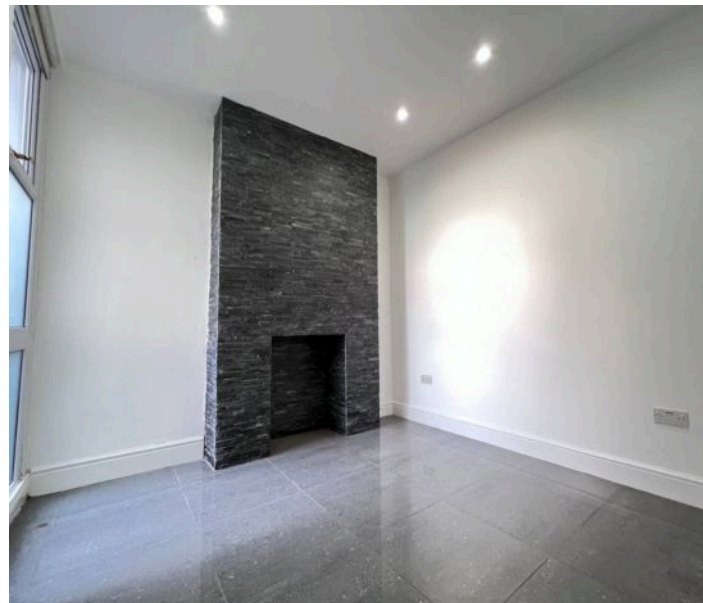
Units and worktops matching the kitchen with sink. Radiator. 2 rear aspect windows. Tiled floor.

Bedroom 1

15' 5" x 11' 3" (4.70m x 3.43m)

Carpeted double bedroom with two large front aspect windows. Radiator. Door to en suite.

En-Suite





Utility

7' 8" x 5' 0" (2.34m x 1.52m)

Units and worktops matching the kitchen with sink. Radiator. 2 rear aspect windows. Tiled floor.

Bedroom 1

15' 5" x 11' 3" (4.70m x 3.43m)

Large bay fronted UPVC window, radiator, decorative period features on ceiling, internal door into en-suite. Smooth walls and carpets.

En-Suite

6' 9" x 6' 6" (2.06m x 1.98m)

Shower cubical with thermostatic shower. Fixed rainfall shower head. White WC with button flush. Pedestal wash basin. Matching tiled floors and walls. Extractor fan and inset ceiling spotlights.

Bedroom 2

11' 7" x 9' 5" (3.53m x 2.87m)

Carpeted double bedroom. Rear aspect window. Smooth walls. Radiator.

Bedroom 3

10' 7" x 8' 7" (3.23m x 2.62m)

Carpeted. Rear aspect window. Radiator. Smooth walls.

Bedroom 4

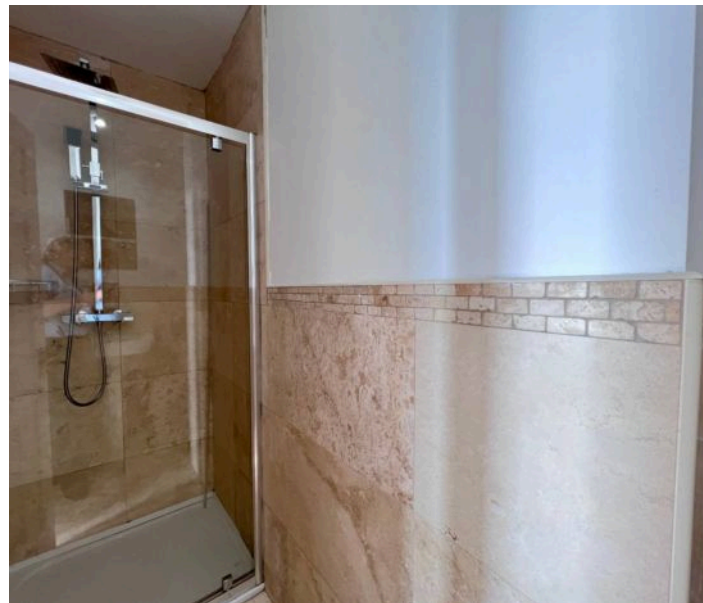
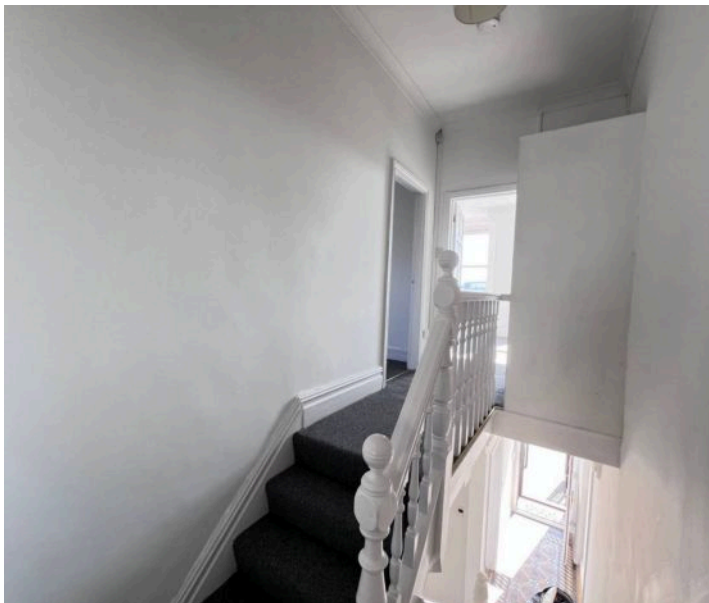
7' 6" x 7' 10" (2.29m x 2.39m)

Carpeted. Smooth walls. Rear aspect window. Radiator.

Upstairs Bathroom

7' 3" x 4' 10" (2.21m x 1.47m)

Upstairs bathroom. Panel bath. Ladder style towel radiator. White WC with button flush, matching wash basin. Matching tiled floors and walls. Inset ceiling lights.





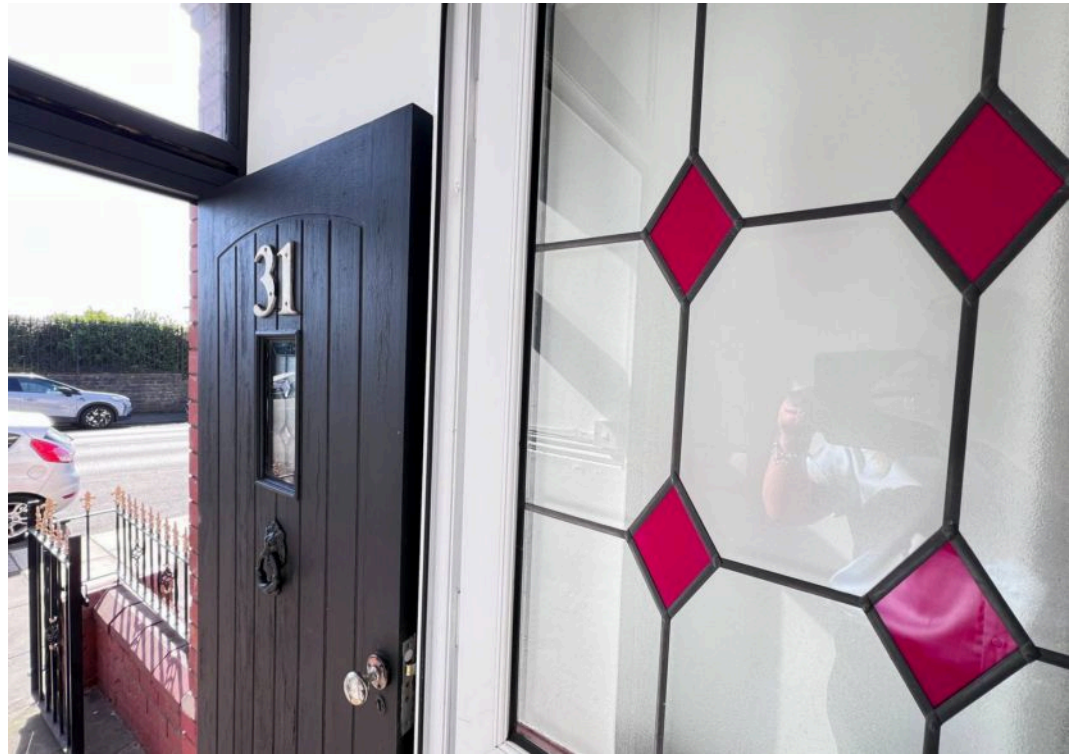
GARDEN

Accessed via steps. Enclosed low maintenance garden with purple slate chippings. Wooden sleepers with flower beds. Rear gate to pedestrian lane.

FRONT GARDEN

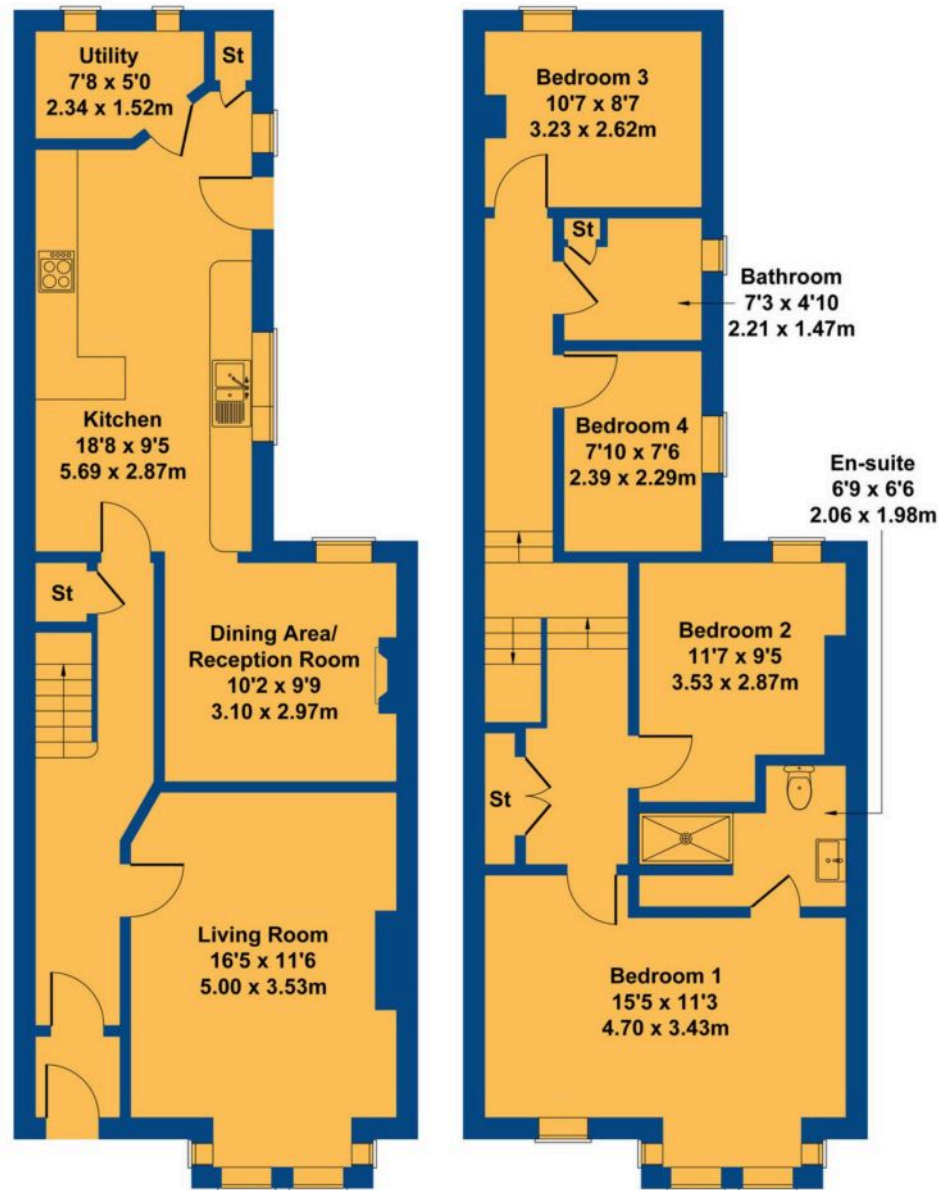
Small enclosed forecourt with iron railings and gate.





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Approximate Gross Internal Area
1389 sq ft - 129 sq m



GROUND FLOOR

FIRST FLOOR

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



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