





6 The Rise

Barry, Barry

No onward chain, a 3 double bed mid link property with driveway and large rear garden.
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- NO ONWARD CHAIN; IN NEED OF SOME REFURBISHMENT
- OFF ROAD PARKING FOR 2 VEHICLES
- THREE BEDROOMS AND FIRST FLOOR BATHROOM
- SPACIOUS KITCHEN AND LOUNGE
- ENCLOSED LOW MAINTENANCE REAR GARDEN
- EPC C76





Hallway Accessed via front door. Giving access to the lounge and kitchen with under stair recess. Stairs lead to the first floor.

Living Room 14' 3" x 10' 10" (4.34m x 3.30m)
Carpeted lounge with front aspect window and radiator.

Kitchen 16' 10" x 9' 4" (5.13m x 2.84m)
A spacious kitchen with fitted eye and base level units, work surfaces over and inset sink unit. Space and plumbing for appliances. Stand alone cooker with gas hob and double oven under plus cooker hood over. Space for breakfast table and chairs if required. Two rear aspect windows and door to rear garden. Radiator.

Landing Giving access to three bedrooms and bathroom. Loft access.

Bedroom One 14' 11" x 9' 7" (4.55m x 2.92m)
Carpeted double bedroom with front aspect window and radiator. Fitted cupboard - housing the boiler.

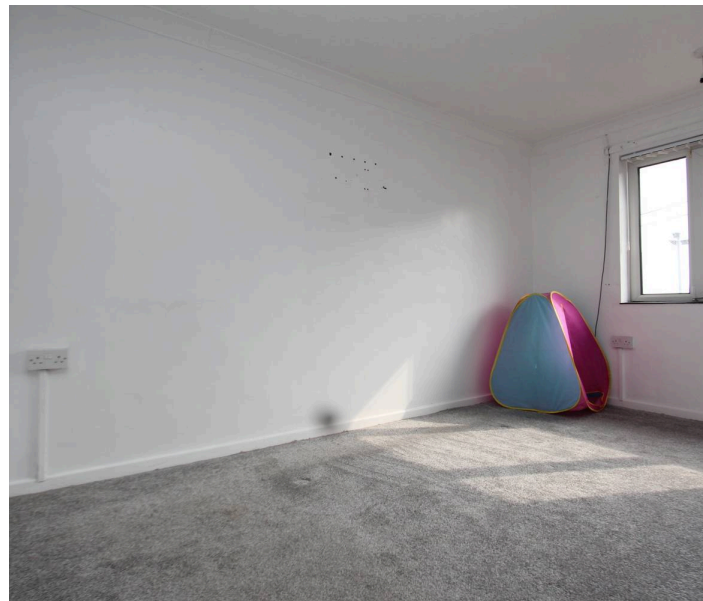
Bedroom Two 9' 0" x 8' 4" (2.74m x 2.54m)
Carpeted double bedroom with rear aspect window and radiator.

Bedroom Three 11' 1" x 6' 10" (3.38m x 2.08m)
Carpeted double bedroom with front aspect window and radiator.

Shower Room 8' 1" x 5' 7" (2.46m x 1.70m)
Walk in shower cubicle, low level WC and pedestal wash basin. Rear aspect window. Radiator. Vinyl floor.

Driveway 2 Parking Spaces- Off road parking for 2 vehicles directly in front of the property.

Rear Garden A good size rear garden with large decked area plus a lower section of false lawn. Outhouse.

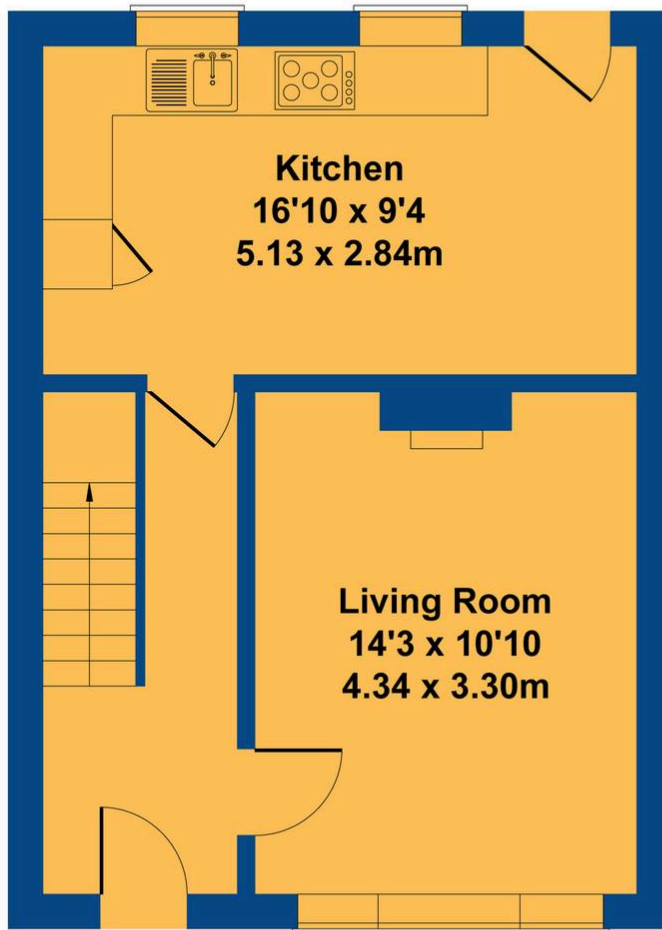




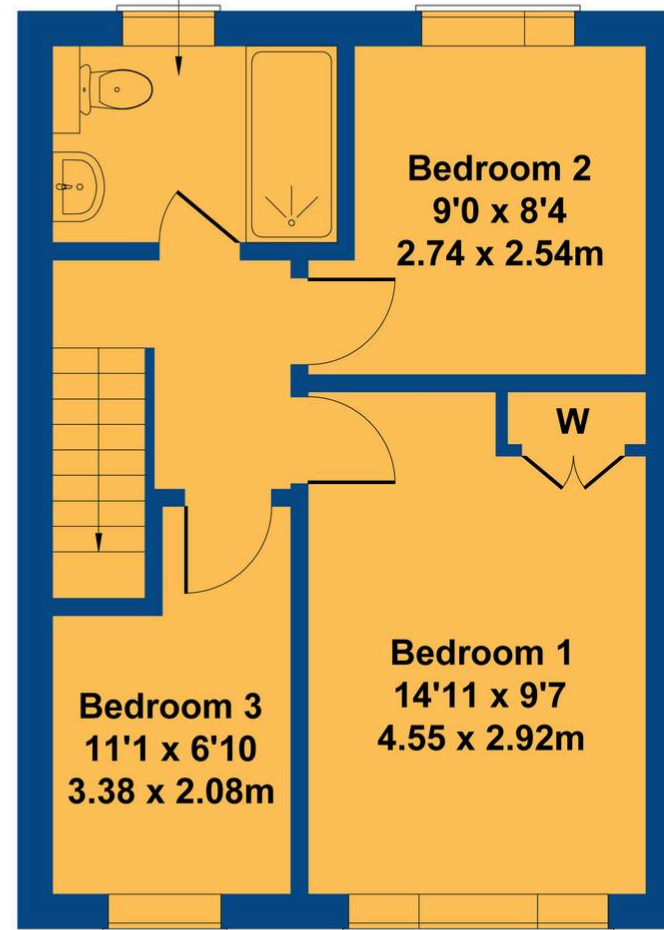
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Approximate Gross Internal Area
807 sq ft - 75 sq m

Shower Room
8'1 x 5'7
2.46 x 1.70m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
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