





70 Station Street

Barry, Barry

Beautiful three bedroom mid-terraced home with period charm. Open-plan modern kitchen/diner, lounge, additional reception and loft room. Low maintenance gardens. Close to amenities and transport links.

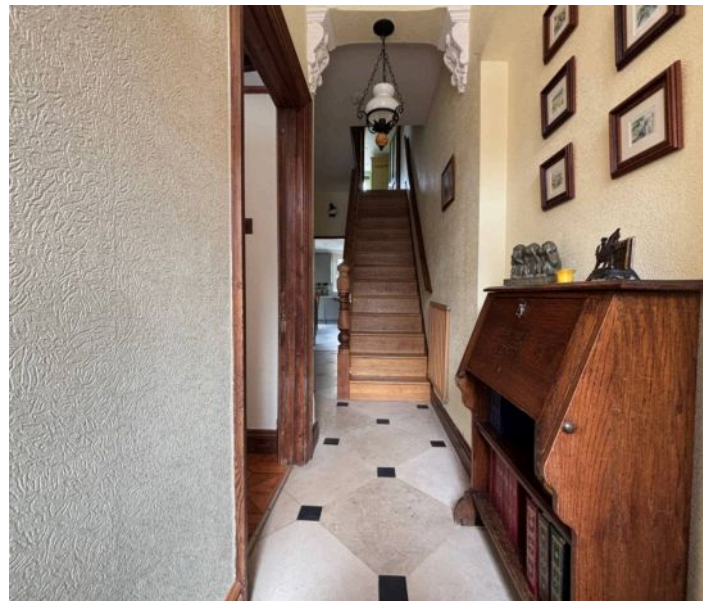
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- EXTENDED
- BEAUTIFUL PERIOD FEATURES THROUGHOUT
- WELL PRESENTED THROUGHOUT
- MODERN OPEN PLAN KITCHEN/DINER, PERFECT FOR ENTERTAINING
- LOUNGE PLUS ADDITIONAL RECEPTION ROOM
- MODERN FIRST FLOOR BATHROOM
- THREE BEDROOMS
- LOFT ROOM WITH WC
- EPC C70
- CONVENIENT LOCATION CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS





Hallway

Entrance via a newly fitted composite front door with opaque glazing and a matching glazed panel above. The hallway has stone flooring, wallpapered walls and a smooth coved ceiling. A staircase leads to the first floor with built in storage underneath. Doors lead off to the lounge, reception room and kitchen/diner. A radiator.

Lounge

13' 2" x 11' 11" (4.01m x 3.63m)

Tiled flooring, wallpapered walls with picture rails and a textured coved ceiling with a ceiling rose. Large front aspect bay window, a radiator and a feature log burner with a stone surround and mantel.

Measurements taken into the bay and the recesses either side of the chimney breast.

Reception

11' 6" x 8' 8" (3.51m x 2.64m)

Carpeted with smooth walls and a smooth coved ceiling. A small opaque window looking through into the kitchen diner. A radiator and a wooden door giving access to a built-in storage cupboard.

Kitchen/diner

17' 5" x 14' 11" (5.31m x 4.55m)

Vinyl tile effect flooring, smooth walls and a smooth ceiling with spotlights. Modern grey eye and base level units with beautifully complementing marble effect worktops with a matching splash back. A composite sink inset with a stainless steel mixer tap ovetop. Integrated appliances include a washing machine, dish washer and fridge/freezer. Space for a large cook master/range cooker. A matching bar area with a wine fridge and glassware storage. Ample space for a large dining table and chairs. Three Velux windows, remote operated with auto-close as rain starts. A rear aspect window and a composite door with opaque glazing leading into the garden.



Landing

The landing has wood effect flooring, wallpapered walls and a smooth coved ceiling. A wooden balustrade and left access. Wooden doors lead off to



Landing

The landing has wood effect flooring, wallpapered walls and a smooth coved ceiling. A wooden balustrade and loft access. Wooden doors lead off to three bedrooms and a bathroom. A wooden folding door provides access to a further staircase leading to the loft room.

Bedroom One

15' 6" x 10' 4" (4.72m x 3.15m)

Wood effect flooring, wallpapered walls with dado rails, a wallpapered ceiling and a period ceiling rose. Two front aspect windows. A feature period fireplace. A white vanity wash basin with a stainless steel mixer tap overtop and a tiled splash back. A fully tiled shower cubicle with a stainless steel thermostatic shower inset and a glass folding shower screen. Two radiators. Measurements have been taken into the recesses either side of the chimney breast.

Bedroom Two

11' 7" x 9' 7" (3.53m x 2.92m)

Solid oak flooring, smooth walls and smooth coved ceiling. A rear aspect window and a radiator.

Bedroom Three

9' 2" x 7' 7" (2.79m x 2.31m)

Wood effect flooring, smooth walls and a smooth ceiling with spotlights. A rear aspect window and a radiator.

Bathroom

8' 10" x 5' 9" (2.69m x 1.75m)

Tiled floor, fully tiled walls and a waterproof panelled ceiling with spotlights. A three piece white suite comprising a WC with a push button flush, a vanity wash basin with a stainless steel mixer tap overtop and a white bath with stainless steel pillar taps and a stainless steel thermostatic shower inset. An opaque side aspect window, a radiator and a stainless steel towel radiator. L-shaped bathroom, max measurements provided.

Loft Room

13' 11" x 11' 7" (4.24m x 3.53m)

A carpeted staircase leads up to the loft room. The loft room has wood effect flooring, smooth walls and a





Loft Room

13' 11" x 11' 7" (4.24m x 3.53m)

A carpeted staircase leads up to the loft room. The loft room has wood effect flooring, smooth walls and a smooth ceiling with spotlights. Two velux windows. Storage into the eaves. A wooden door leading to a WC.

Loft Room WC

4' 4" x 3' 8" (1.32m x 1.12m)

Tiled floor, half height tiling to the walls with the remainder being smooth and a smooth ceiling. A two piece white suite comprising a WC and a corner wall-mounted wash basin with a stainless steel mixer tap overtop. A velux window.





GARDEN

A full enclosed, low maintenance rear garden. Largely laid to patio with ample space for outdoor furniture. A brick BBQ area and a storage shed. A newly installed composite door gives access to the rear lane.

FRONT GARDEN

A small fully enclosed forecourt. A paved pathway leads to the front door. Decorative slate chippings, potted plants and well maintained shrubbery.

ON STREET

1 Parking Space















Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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