





30 Hannah Street

Barry, Barry

Charming two bedroom terraced home with modern comforts and period features. Open-plan kitchen/diner, cosy lounge, utility room, solar panels, multi-fuel stoves, CCTV and a low maintenance garden with a patio and artificial grass. EPC D60, UPVC double glazing, and gas central heating.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- OPEN PLAN KITCHEN/DINER AND SEPARATE LOUNGE
- UTILITY ROOM/DOWNSTAIRS WC
- LARGE FIRST FLOOR BATHROOM
- TWO DOUBLE BEDROOMS
- SOLAR PANELS
- MODERN BOILER APPROX 5 YEARS OLD
- TWO MULTI-FUEL STOVES
- CCTV
- EPC D60, UPVC DG, GCH





Hallway

Entrance via a uPVC wood effect front door with opaque glazing into an entrance hallway. The hallway has real wood laminate flooring, wallpapered walls, a textured coved ceiling (original coving) and a radiator. A staircase leads to the first floor and a door leads through into the lounge. Open to the dining room.

Lounge

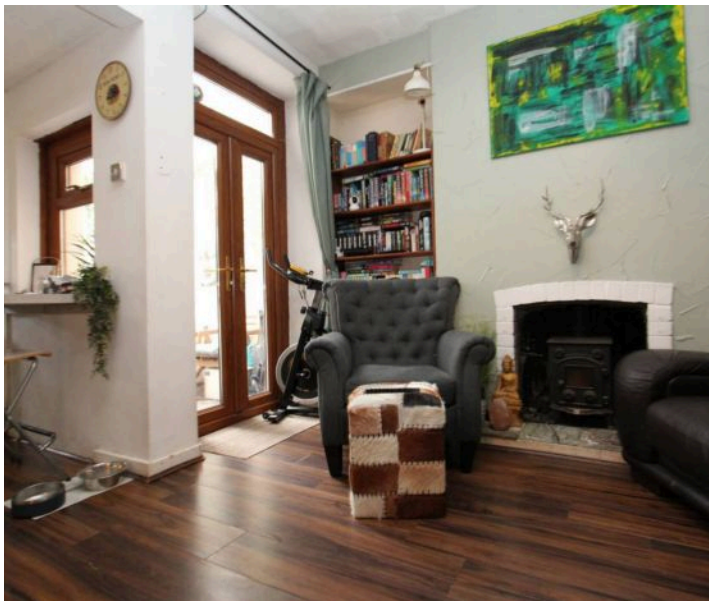
11' 6" x 12' 10" (3.51m x 3.90m)

Exposed original floorboards, wallpapered walls with picture rails and a textured coved ceiling (original coving). A feature open fireplace with a multi-fuel stove, original hearth tiles and an original wooden mantel. A large front aspect bay window and a radiator.

Dining Room

10' 9" x 11' 0" (3.28m x 3.36m)

Real wood laminate flooring, a textured wall to the chimney breast with the remainder of the walls being smooth and a textured ceiling. Double opening uPVC wood effect French doors leading out into the garden. A feature multi-fuel burner and a radiator. Open to the kitchen. Measurements exclude the recesses either side of the chimney breast and the space beneath the stairs.



Kitchen

9' 3" x 8' 10" (2.81m x 2.69m)

Real wood laminate flooring, smooth walls and a textured ceiling. Matching white eye and base level units with a complementing worktop. A stainless steel sink inset with a stainless steel mixer/rinser tap. An integrated single oven and four ring gas hob. Space for a freestanding fridge/freezer, space and plumbing for a dishwasher. A matching breakfast bar with space for two stools. A wooden door with opaque glazing leading into the Utility/WC.



Two side aspect windows. Open to the dining room.

Utility Room

6' 3" x 3' 7" (1.91m x 1.09m)

Carpeted with smooth walls and a textured ceiling. Two rear aspect windows, a WC, space and plumbing for a washing machine and tumble dryer (stacked) and a radiator.

Landing

Exposed original floorboards, a mixture of smooth and wallpapered walls and a textured ceiling. A wooden balustrade, loft access and doors leading off to two double bedrooms and a family bathroom.

Bedroom One

13' 5" x 9' 7" (4.09m x 2.92m)

Exposed original floorboards, wallpapered walls and a textured ceiling. Two front aspect windows and a radiator.

Bedroom Two

10' 11" x 9' 1" (3.34m x 2.78m)

Carpeted with wallpapered walls and a textured ceiling. A rear aspect window and a radiator. An exposed brick, open fireplace. Measurements have been taken into the recesses either side of the chimney breast.

Bathroom

8' 11" x 8' 5" (2.71m x 2.57m)

Vinyl tile effect flooring, smooth walls and a smooth coved ceiling. A three piece white suite comprising a WC with a push button flush, a pedestal wash basin with stainless steel pillar taps and a white bath with a stainless steel thermostatic rainfall shower inset. A radiator and a wall-mounted combi boiler (approx five years old). An opaque rear aspect window.

Lease

There are 865 years remaining on the lease. There is no ground rent payable.





REAR GARDEN

A fully enclosed, low maintenance rear garden. With artificial grass, a patio area, an outside tap and rear lane access.

FRONT GARDEN

A small fully enclosed forecourt, a path leading to the front door and a covered porch area.

ON STREET

1 Parking Space



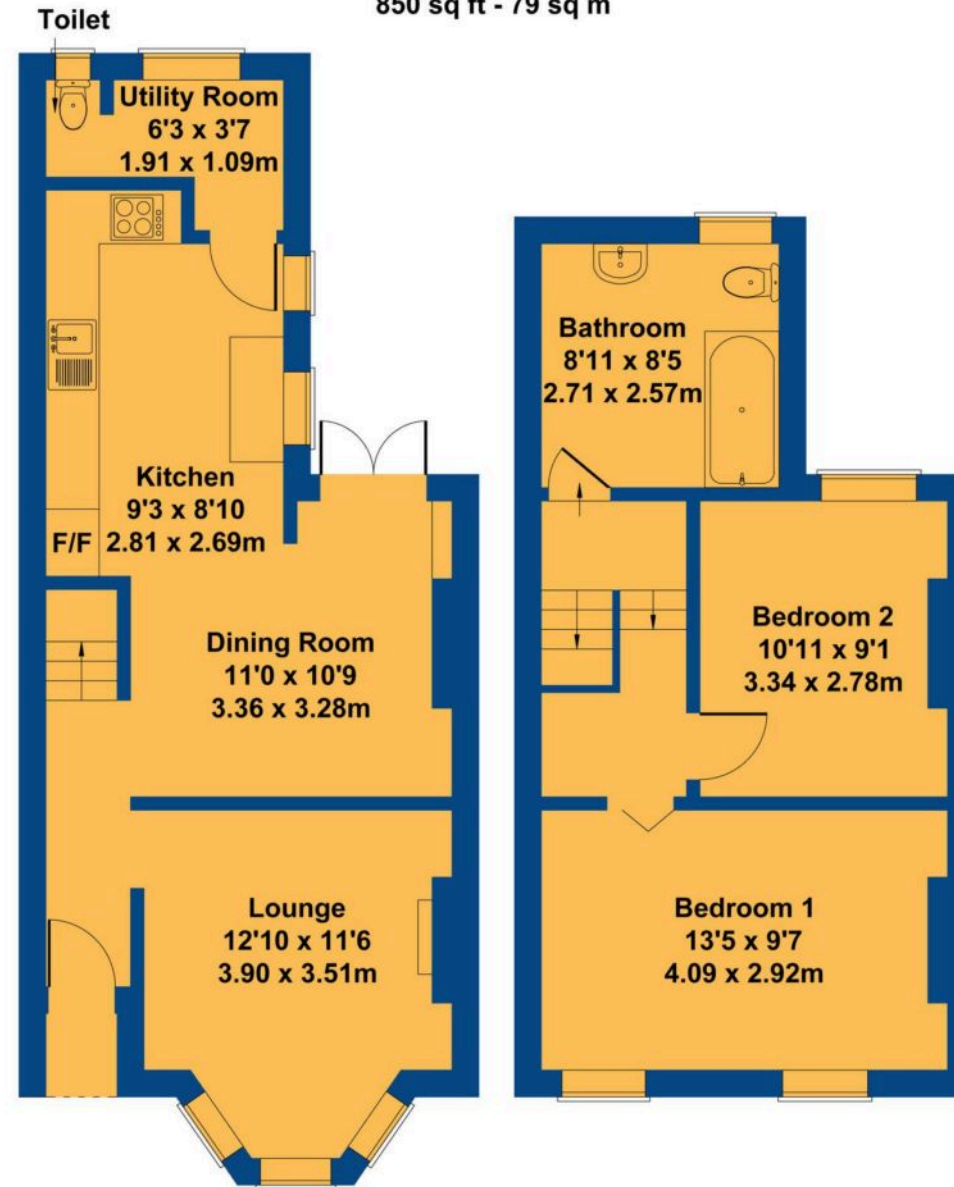


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	83
EU Directive 2002/91/EC		
England, Scotland & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	56	84
EU Directive 2002/91/EC		
England, Scotland & Wales		

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Approximate Gross Internal Area
850 sq ft - 79 sq m



GROUND FLOOR

FIRST FLOOR

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



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