







## 83 Clive Road

Barry, Barry

Immaculate two bedroom mid-terrace with modern upgrades, coastal charm and a versatile loft room. Landscaped garden ideal for outdoor living. Energy efficient. Close to amenities and beaches.

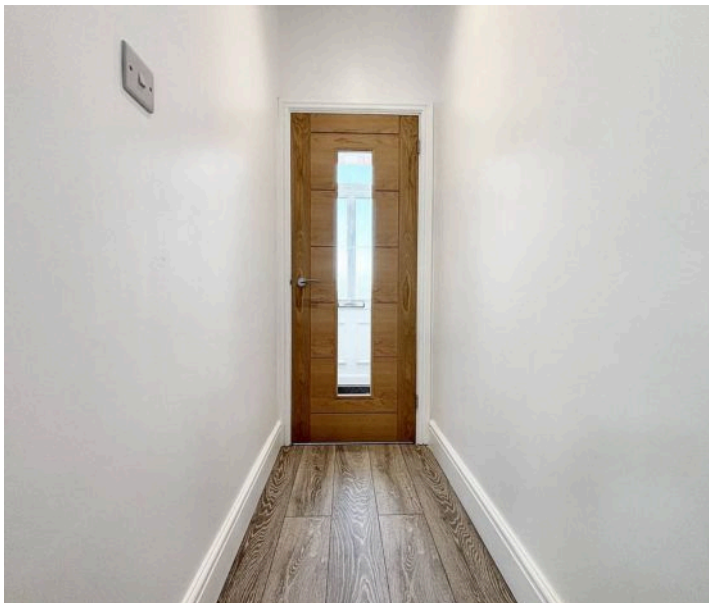
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- SOUGHT AFTER BARRY ISLAND LOCATION
- NO ONWARD CHAIN!
- FULLY REFURBISHED THROUGHOUT INCLUDING A NEW FITTED KITCHEN AND BATHROOM
- NEW DOORS AND WINDOWS THROUGHOUT
- TWO DOUBLE BEDROOMS
- LOFT ROOM
- LANDSCAPED REAR GARDEN
- EPC D65
- CLOSE TO BARRY ISLAND SCHOOL, YSGOL SANT BARUC, RAIL STATION AND BEACHES







### Hallway

Entrance into the property via a uPVC front door with opaque glazing into a small entrance porch. The porch has wood effect flooring, smooth walls and a smooth ceiling. A modern wooden glazed door leads into the hallway, which has a continuation of the wood effect flooring, smooth walls and a smooth ceiling. Open to the dining room.

### Dining Room

14' 7" x 10' 4" (4.45m x 3.16m)

Wood effect flooring, smooth walls and a smooth ceiling. A rear aspect window. Open to the lounge. Measurements have been taken into the recesses either side of the chimney breast.

### Lounge

10' 11" x 10' 9" (3.34m x 3.28m)

Carpeted with smooth walls and a smooth ceiling. A front aspect window and a radiator. Measurements have been taken into the recesses either side of the chimney breast.

### Kitchen

9' 7" x 6' 8" (2.91m x 2.04m)

Wood effect flooring, smooth walls and a smooth ceiling. Modern grey high gloss eye and base level units with complementing marble effect worktops. A stainless steel sink inset with a stainless steel mixer tap overtop. A subway tiled splash back. Integrated appliances include a fridge/freezer, single electric oven, four ring induction hob and extractor hood (all new and unused), plus a washer/dryer. A side aspect window and a uPVC glazed door leading into the garden.







### **Bedroom One**

14' 9" x 10' 10" (4.49m x 3.30m)

Carpeted with smooth walls and a smooth ceiling. Two front aspect windows and a radiator. Measurements have been taken into the recesses either side of the chimney breast.

### **Bedroom Two**

10' 4" x 9' 1" (3.16m x 2.78m)

Carpeted with smooth walls and a smooth ceiling. A rear aspect window and a radiator. Measurements have been taken into the recesses either side of the chimney breast.

### **Family Bathroom**

9' 0" x 6' 9" (2.75m x 2.07m)

Vinyl wood effect flooring, full height tiling to three walls with the remaining wall being smooth. A smooth ceiling with spotlights. A new white suite comprising a combination WC and wash hand basin vanity unit and a bath with a stainless steel mixer tap, a stainless steel thermostatic shower and a glass shower screen. A side aspect opaque window, an extractor fan and a chrome towel radiator. A cupboard housing the combi-boiler.

### **Loft Room**

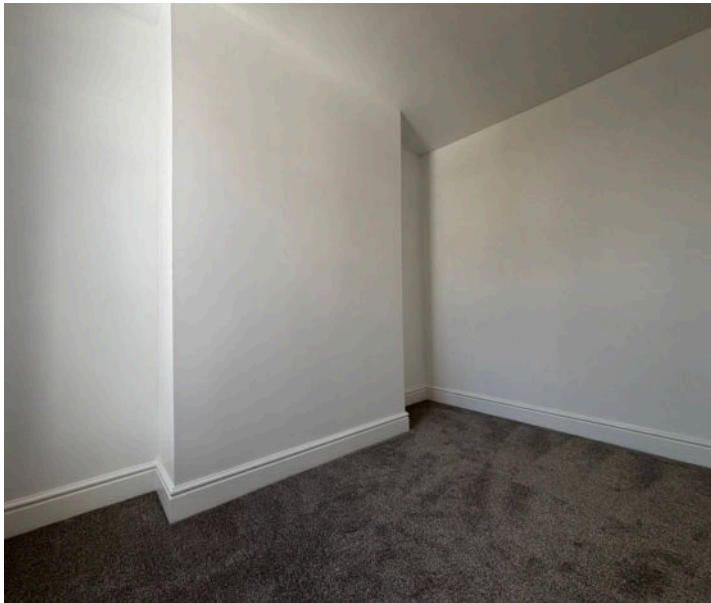
12' 1" x 10' 4" (3.68m x 3.14m)

Carpeted with smooth walls and a smooth ceiling with spotlights. A radiator, a velux window and doors giving access to storage space into the eaves.





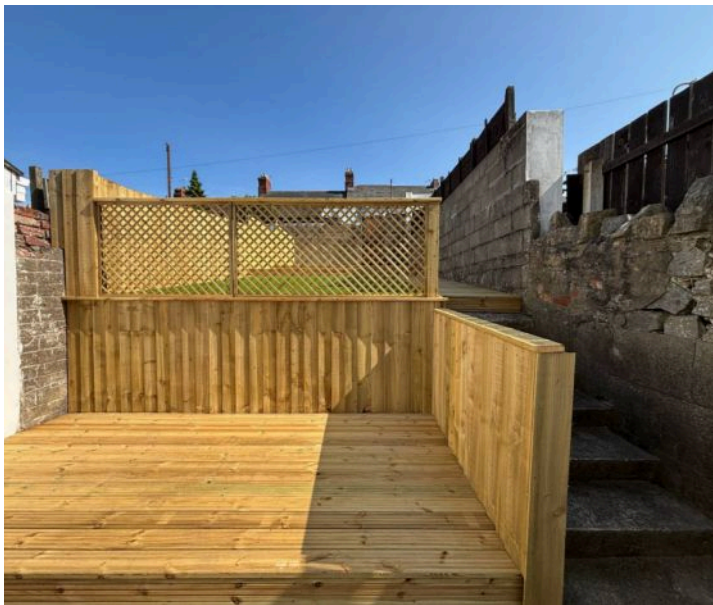











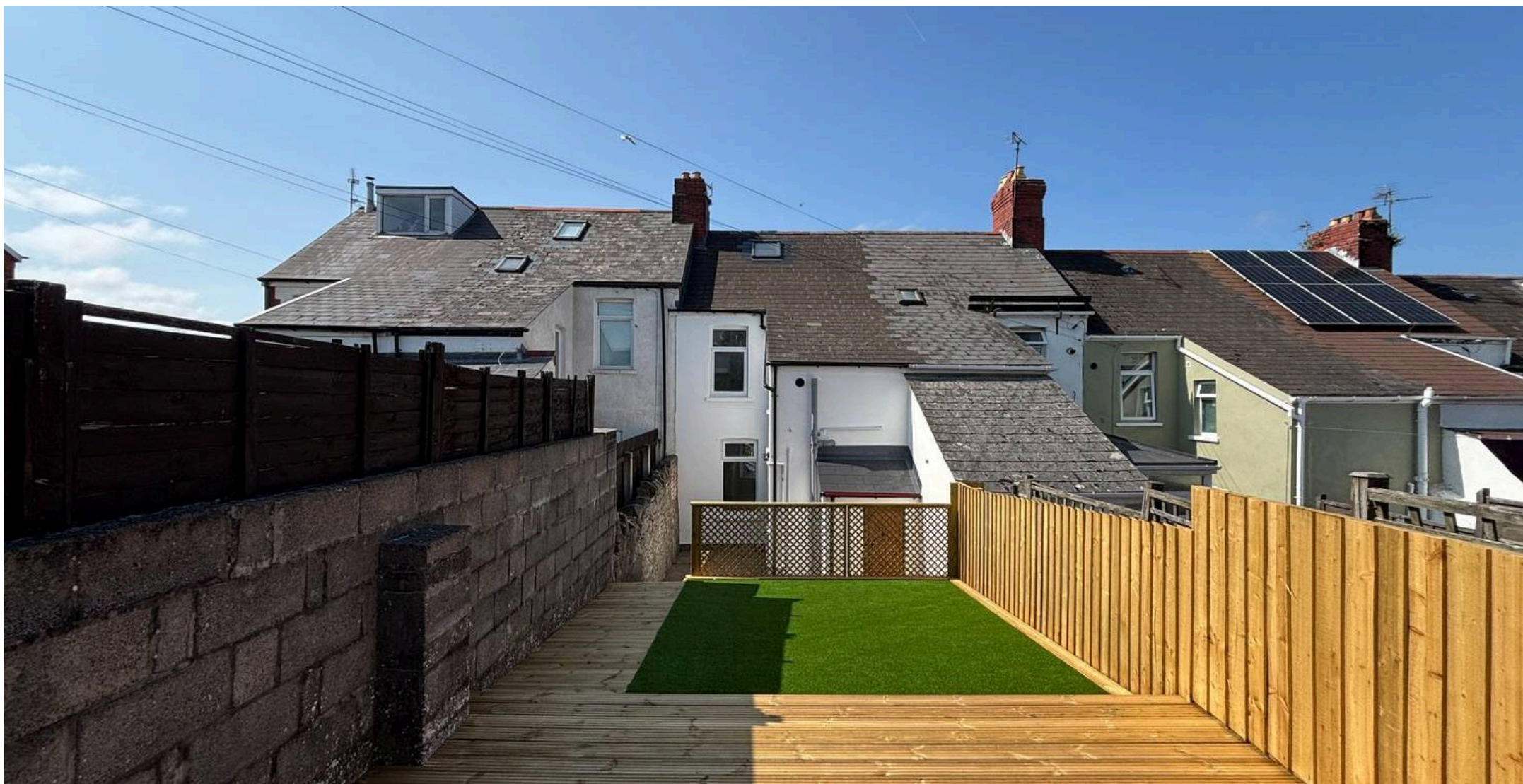




# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>	<b>89</b>	<b>65</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	





## Chris Davies Estate Agents

Chris Davies Estate Agents, 24 High Street – CF62 7EA

01446 700007

[barry@chris-davies.co.uk](mailto:barry@chris-davies.co.uk)

[www.chris-davies.co.uk/](http://www.chris-davies.co.uk/)

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