





45 Trinity Street

Barry, Barry

A rare opportunity to own this iconic property, made famous as Doris's house in the hit British sitcom Gavin & Stacey! Located in the sought after West End of Barry, this charming two bedroom terrace has a modern kitchen, an open plan living space, a four piece bathroom and a generous enclosed rear garden – a seaside gem full of warmth and character.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- FEATURED IN THE BAFTA AWARD WINNING BRITISH SITCOM 'GAVIN & STACEY'
- NO ONWARD CHAIN
- LOCATED IN THE SOUGHT AFTER WEST END OF BARRY
- MODERN FITTED KITCHEN
- OPEN PLAN LOUNGE/DINER PERFECT FOR ENTERTAINING
- TWO DOUBLE BEDROOMS
- MODERN FIRST FLOOR FOUR PIECE BATHROOM
- GENEROUS FULLY ENCLOSED, LOW MAINTENANCE REAR GARDEN
- EPC D61





Entrance Hallway

Entrance into the property via a uPVC front door with opaque glazing into an entrance hallway. The hallway has tiled flooring, wallpapered walls and a smooth ceiling. A radiator, an opaque feature window looking through into the dining room, a carpeted staircase leading to the first floor and a modern glazed door leading into the lounge.

Lounge

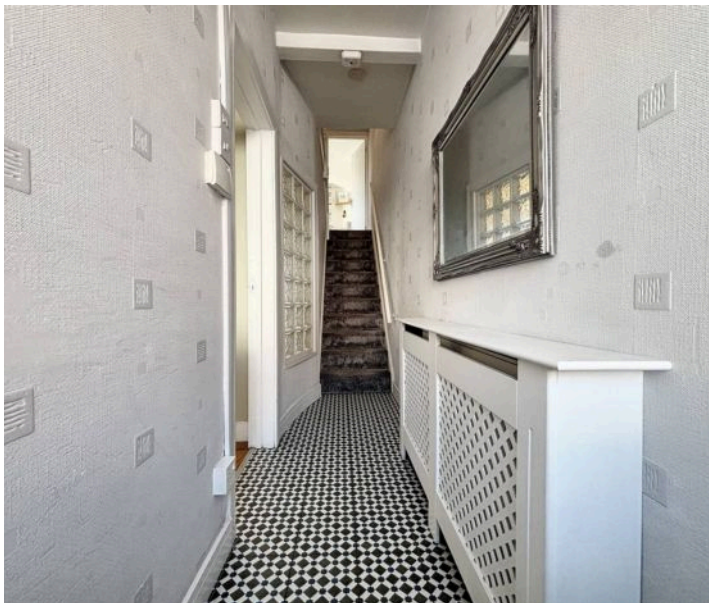
12' 9" x 11' 7" (3.88m x 3.53m)

Wood effect flooring, smooth walls and a smooth coved ceiling. A large front aspect bay window, a feature gas fireplace with a wooden mantel and a radiator. Open to the dining room. Measurements have been taken into the bay and into the recesses either side of the chimney breast.

Dining Room

12' 9" x 12' 4" (3.89m x 3.75m)

Wood effect flooring, smooth walls and a smooth coved ceiling. A rear aspect window, a radiator and doors leading to the kitchen and an understairs storage cupboard. Ample space for a dining table and chairs. Measurements have been taken into the recesses either side of the chimney breast.



Kitchen

10' 4" x 8' 5" (3.14m x 2.57m)

Two steps descend into the kitchen. The kitchen has tiled flooring, smooth walls and a smooth coved ceiling. A modern kitchen with matching cream eye and base level units. Complementing wood effect worktops with a stainless steel sink inset and a stainless steel mixer tap overtop. Integrated appliances include a single electric oven, a four ring stainless steel gas hob and a stainless steel extractor hood. Ample space for a freestanding fridge/freezer. Space and plumbing for a washing machine and dishwasher. A radiator and a cupboard housing the



boiler. A side aspect window, a rear aspect window and a uPVC door with opaque glazing leading into the garden.

Landing

A carpeted staircase leads to a carpeted landing with wallpapered walls and a textured ceiling. Loft access and doors leading to two double bedrooms and a family bathroom.

Bedroom One

15' 4" x 10' 10" (4.67m x 3.31m)

Wood effect flooring, smooth walls and a textured coved ceiling. Two front aspect windows and a radiator. Measurements have been taken into the recesses either side of the chimney breast.

Bedroom Two

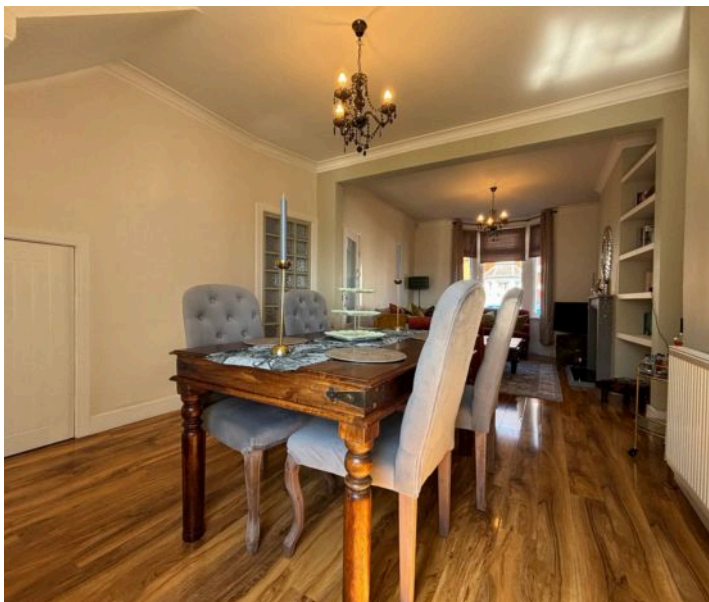
12' 3" x 9' 3" (3.74m x 2.81m)

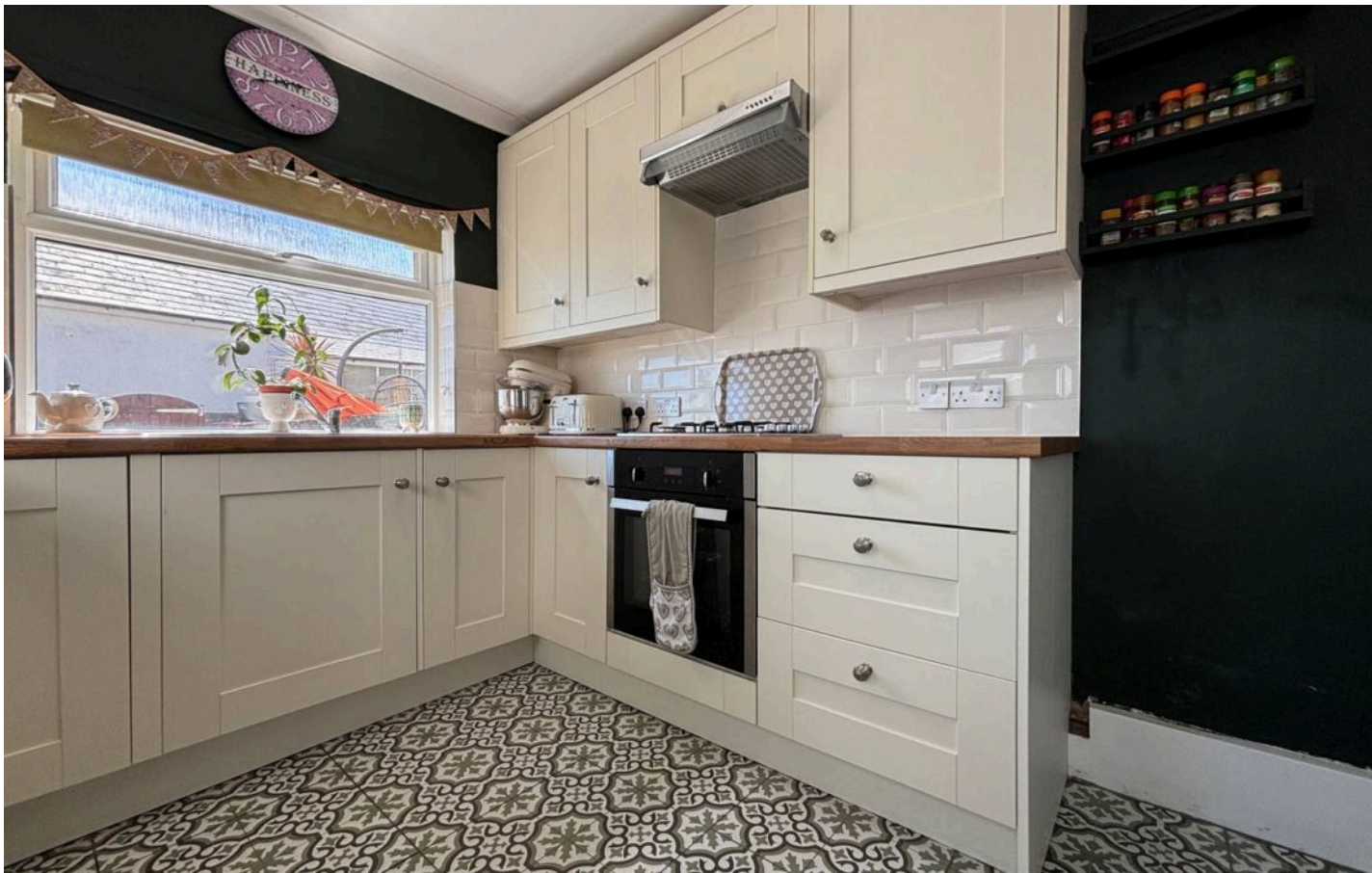
Carpeted with smooth walls and a textured coved ceiling. A rear aspect window with beautiful far reaching sea views and a radiator. Measurements have been taken into the recesses either side of the chimney breast.

Family Bathroom

9' 9" x 8' 5" (2.96m x 2.56m)

Vinyl wood effect flooring, smooth walls and a smooth ceiling with spotlights. A modern bathroom with a four piece white suite comprising a WC with a push button flush, a pedestal wash basin with a stainless steel waterfall mixer tap overtop, a white bath with a stainless steel waterfall mixer tap and a walk-in shower cubicle with a glass sliding shower screen and a stainless steel thermostatic rainfall shower inset. Full height tiling within the shower cubicle, a statement tiled splashback behind the sink and a tiled splashback around the bath. An opaque side aspect opaque window, an extractor fan, a heated towel rail and a radiator.



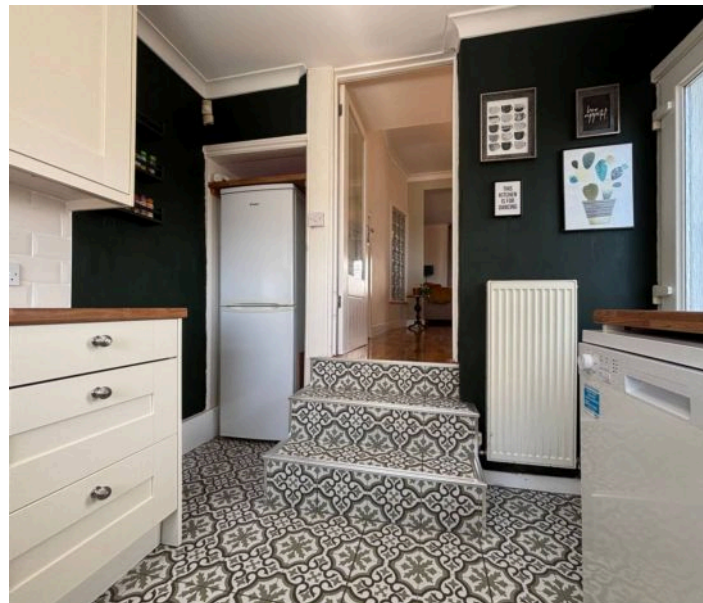


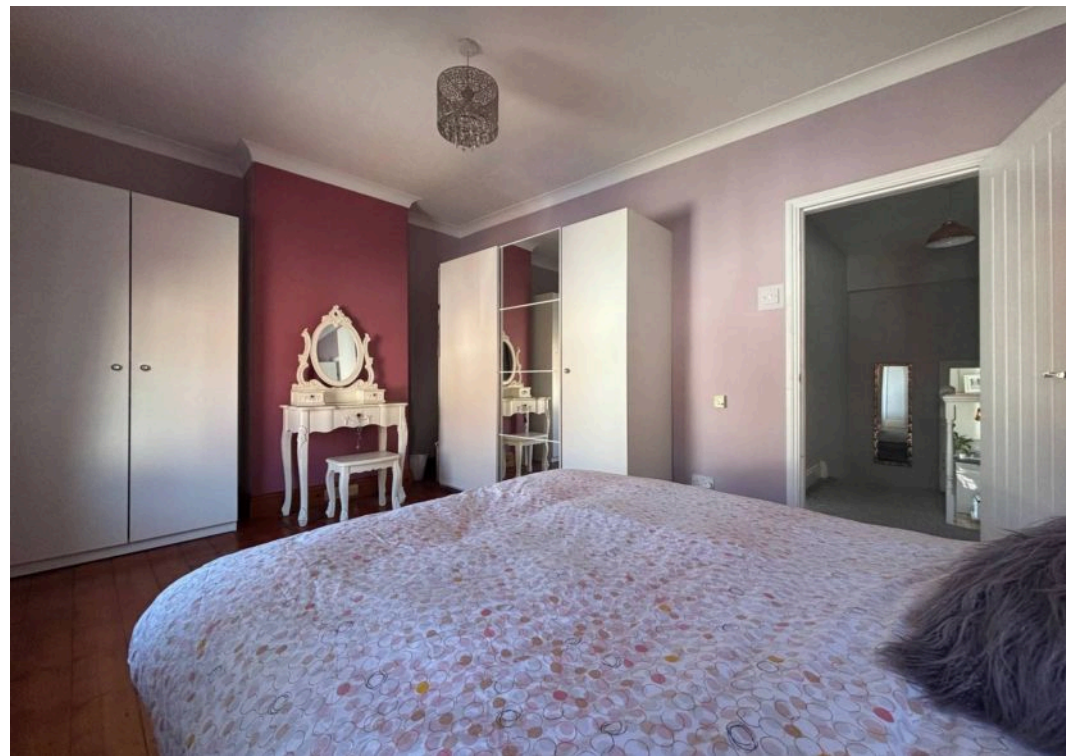
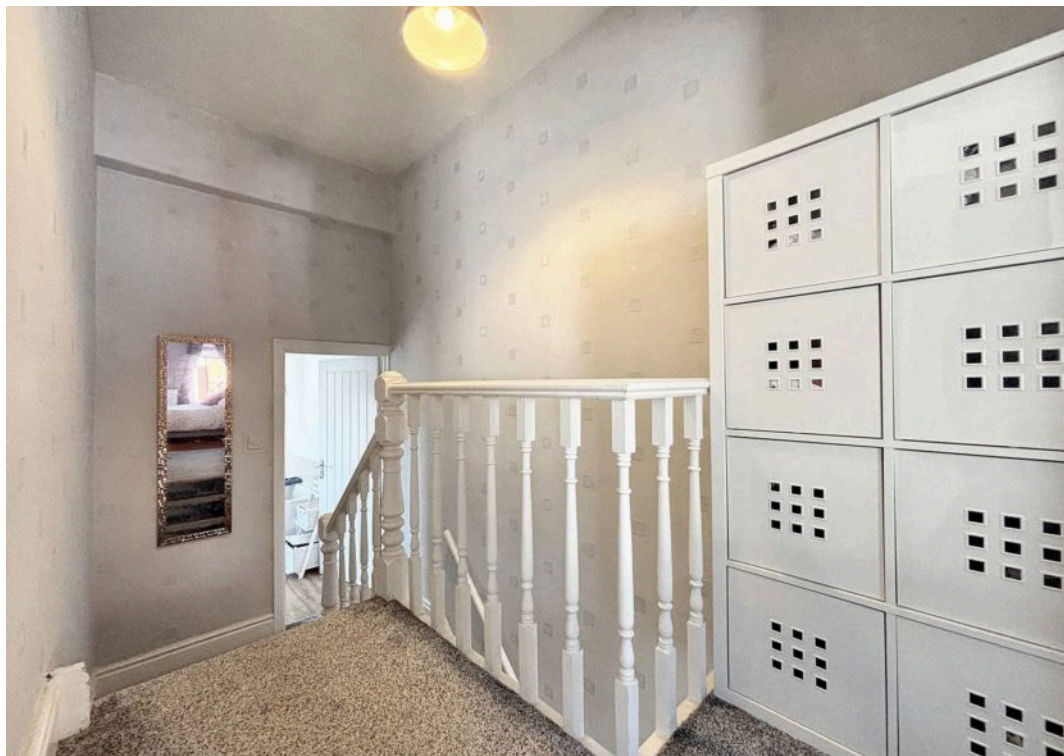
REAR GARDEN

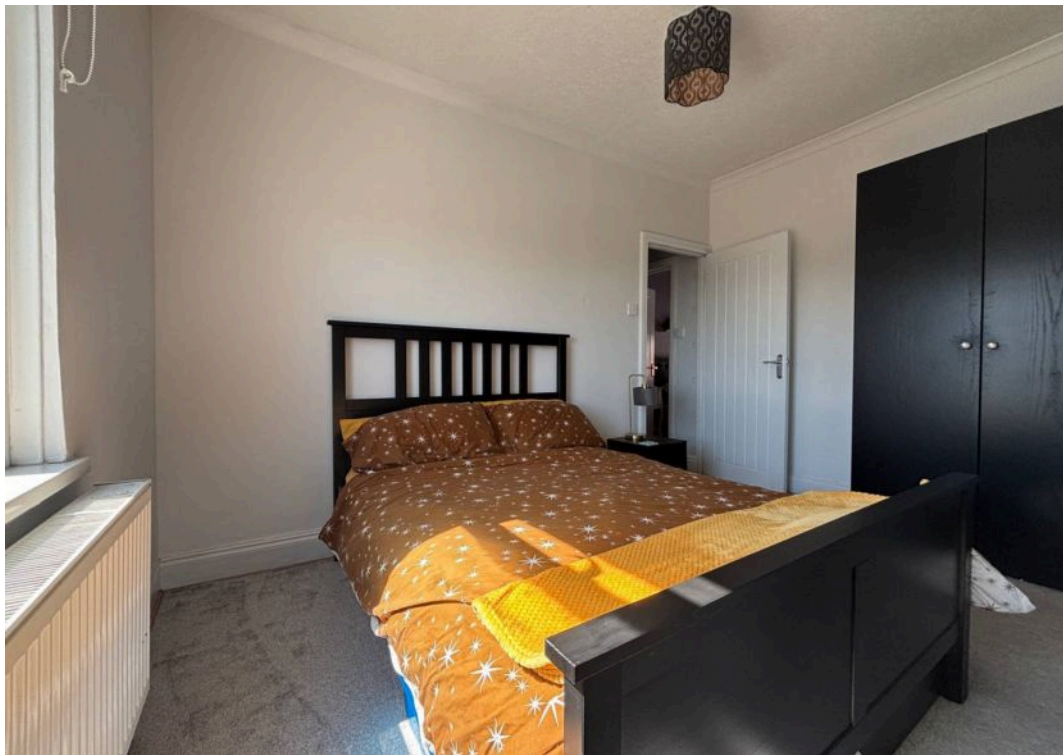
A generous, fully enclosed and low maintenance rear garden. Step out of the kitchen to find an initial well-appointed area of decking, perfect for al-fresco dining or relaxing in the sun. There is also an area of artificial lawn and a gate to the rear providing lane access.

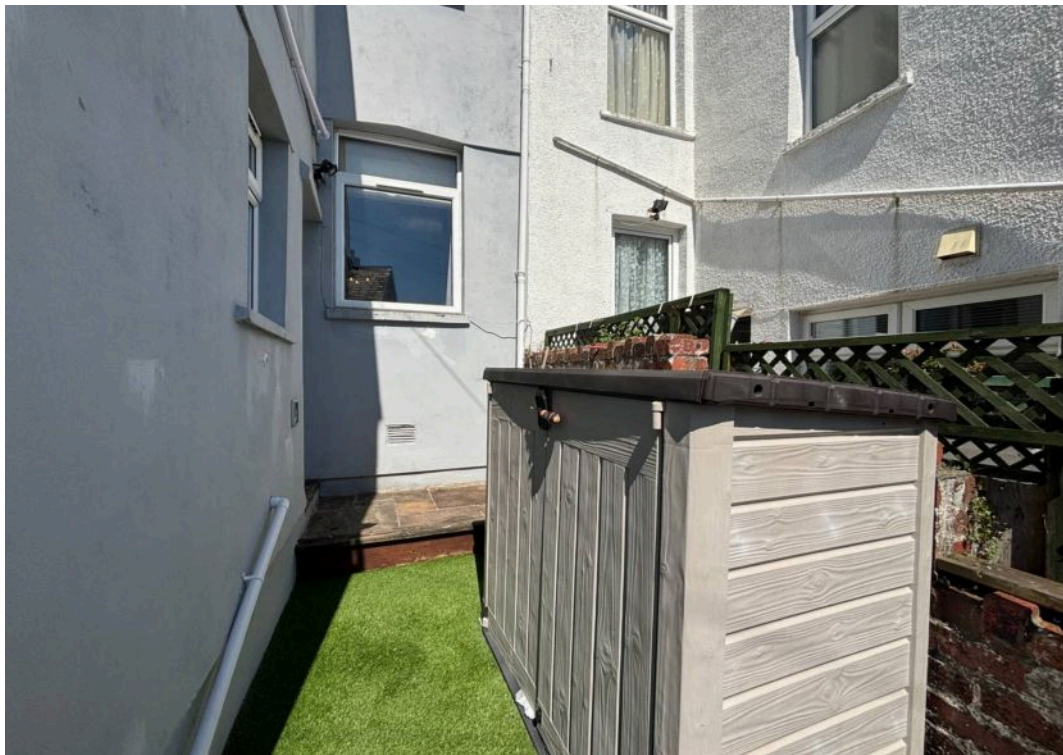
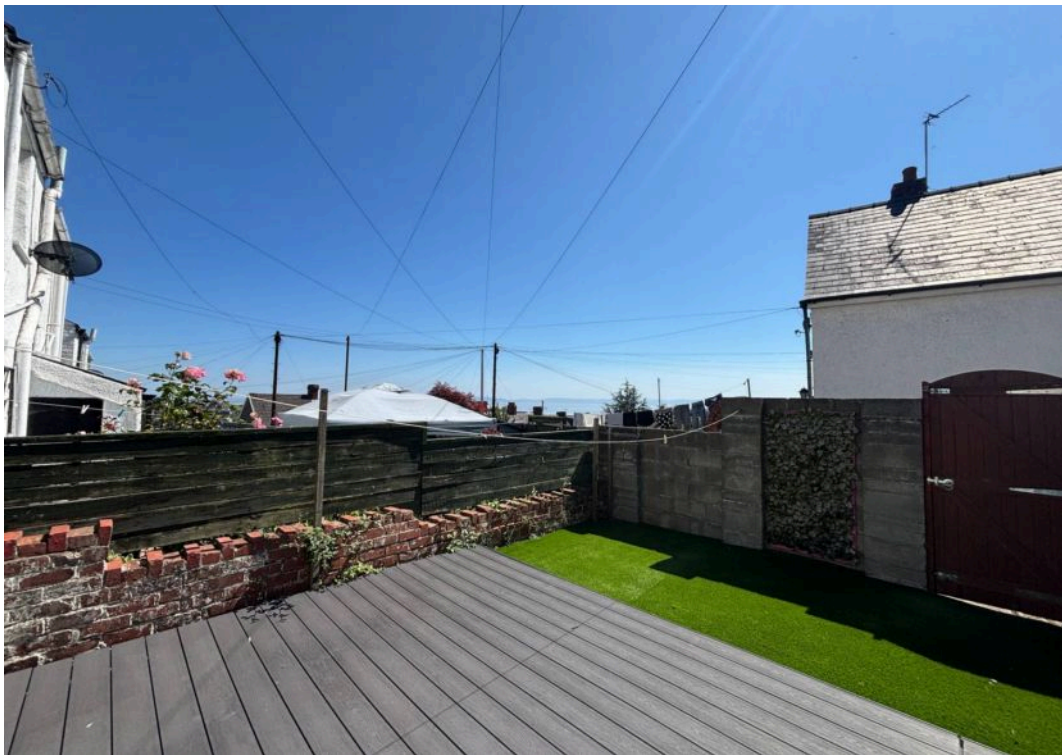
ON STREET

1 Parking Space



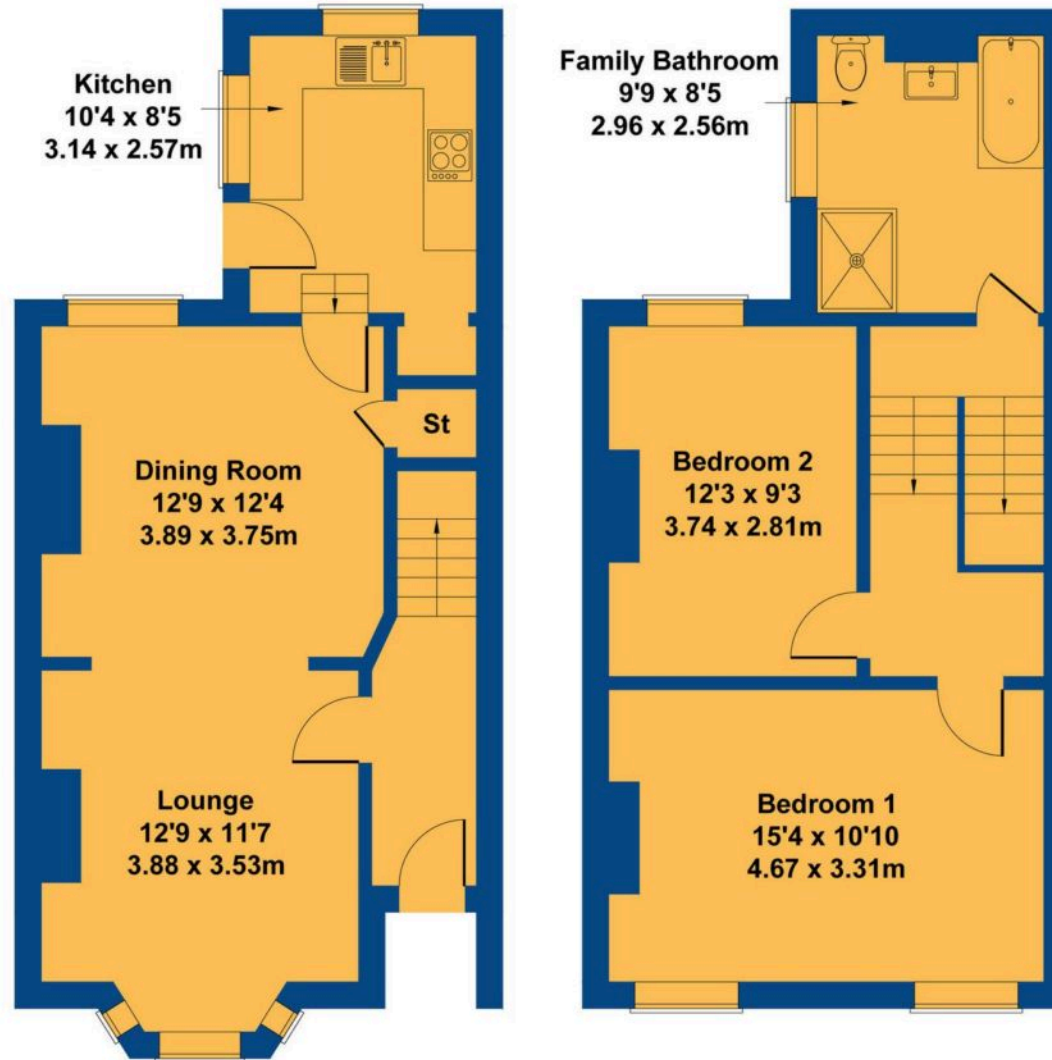






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Approximate Gross Internal Area
969 sq ft - 90 sq m



GROUND FLOOR

FIRST FLOOR

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



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