





57 Churchfields

Barry, Barry

A modern and spacious three bedroom link-detached home located in a sought-after area of Barry. With stylish open-plan living, extension potential, UPVC double glazing throughout, a garage and a summerhouse. EPC C70.

Council Tax band: D

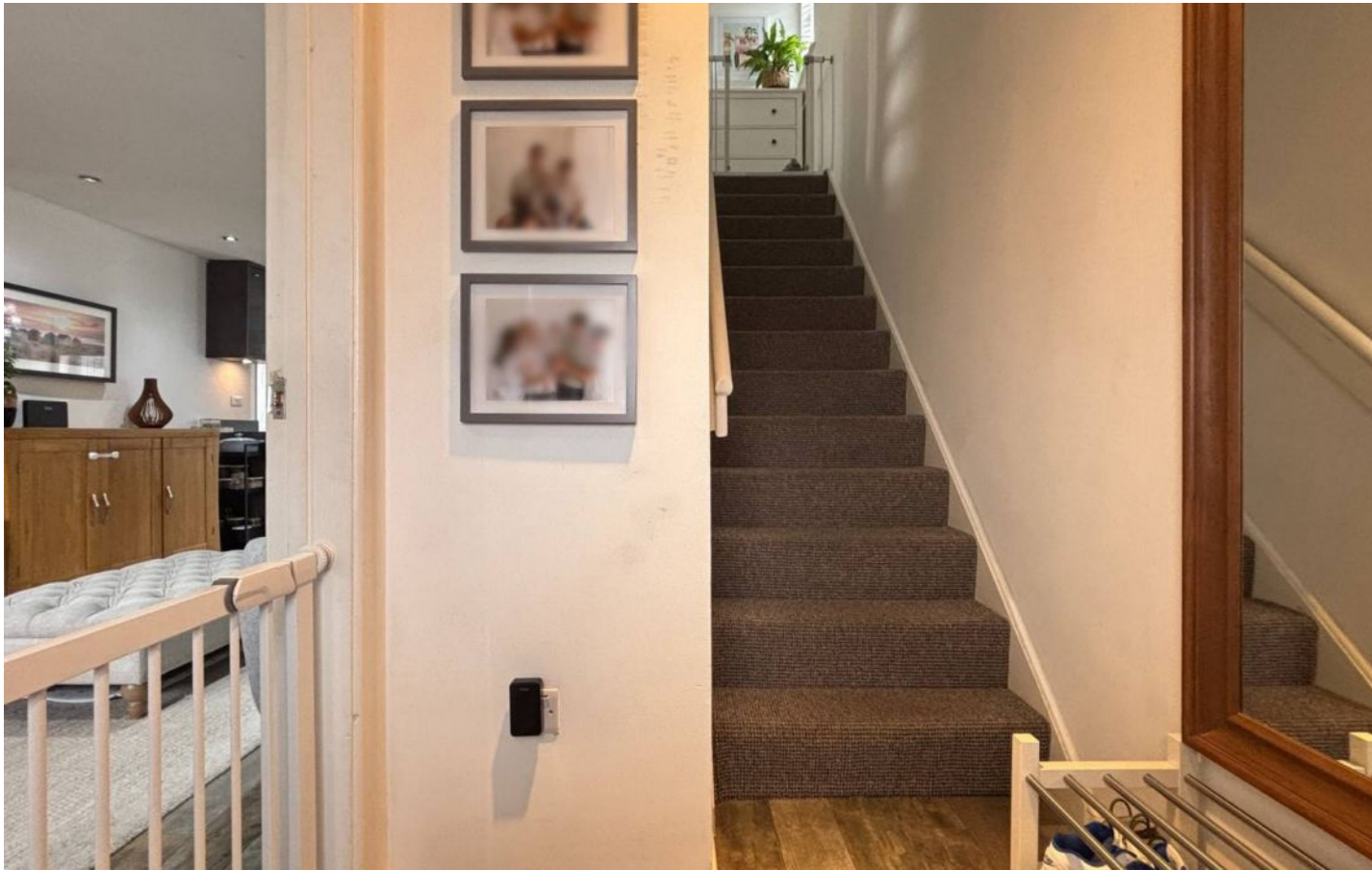
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- MODERN LINK-DETACHED PROPERTY IN A SOUGHT-AFTER AREA OF BARRY
- VERY WELL PRESENTED THROUGHOUT
- EXTENDED (WITH PROOF OF PLANNING PERMISSION)
- UPVC DOUBLE GLAZING THROUGHOUT
- OPEN PLAN LOUNGE/DINER/KITCHEN PERFECT FOR ENTERTAINING PLUS AN ADDITIONAL RECEPTION ROOM
- DOWNSTAIRS WC, FIRST FLOOR FAMILY BATHROOM PLUS AN EN-SUITE TO THE MASTER
- THREE BEDROOMS, WITH PLANNING PERMISSION GRANTED TO ADD A FOURTH
- GENEROUS REAR GARDEN COMPLETE WITH SUMMERHOUSE
- INTEGRAL GARAGE
- EPC C70





Entrance Hallway

Entrance into the property via a uPVC front door with opaque glazing into the entrance hallway. The hallway has porcelain tile flooring, smooth walls and a smooth ceiling. A modern grey vertical radiator, a wall-mounted consumer unit and a carpeted staircase leading to the first floor. A door leads through into the open plan living space.

Lounge/Diner/Kitchen

32' 0" x 15' 7" (9.75m x 4.75m)

An L-shaped open plan living space, 3.71m at the narrowest point. A continuation of the porcelain tile flooring, smooth walls and a smooth ceiling with spotlights. The kitchen comprises a selection of modern high gloss grey and off-white units with complementing grey worktops. A grey composite sink inset with a stainless steel rinsing tap overtop. Space for a range cooker with an extractor hood overtop. Space and plumbing for a washing machine, ample space for a fridge/freezer and an integrated dishwasher. A cupboard concealing a combi-boiler. Modern grey vertical radiators. A front aspect bow window and a rear aspect window. A glazed sliding door leading out into the garden and an internal door leading through into the reception room.



Reception

13' 11" x 7' 5" (4.23m x 2.26m)

A continuation of the porcelain tile flooring, smooth walls and a smooth ceiling. A modern vertical grey radiator, sliding glass doors giving access to the garden. Internal doors leading to a small utility room, a WC and the garage.

Utility Room

3' 11" x 2' 9" (1.20m x 0.84m)

A continuation of the porcelain tile flooring, smooth walls and a textured ceiling. Space for a tumble dryer and an undercounter fridge or freezer as needed.



Downstairs WC

5' 1" x 4' 5" (1.54m x 1.34m)

A continuation of the porcelain tile flooring, fully tiled walls and a smooth ceiling with spotlights. A two piece white suite comprising a WC and a vanity wash basin with a stainless steel mixer tap overtop. A modern grey towel radiator.

Landing

A carpeted staircase leads up to a carpeted landing with smooth walls and a smooth ceiling. A side aspect opaque window and loft access. Doors leading off to three bedrooms and a family bathroom.

Bedroom One

16' 6" x 9' 4" (5.03m x 2.85m)

Carpeted with smooth walls and a smooth ceiling. A front aspect window and a modern white vertical radiator. Open to the en-suite.

En-suite

5' 6" x 3' 10" (1.67m x 1.18m)

Tiled flooring, fully tiled walls and a smooth ceiling with spotlights. A two piece white suite comprising a walk-in shower cubicle with an electric shower inset and a glass shower screen and a wash-basin with a stainless steel mixer tap overtop. An opaque side aspect window. A feature glass partition wall separates the en-suite from the main bedroom.

Bedroom Two

9' 7" x 9' 4" (2.92m x 2.85m)

Carpeted with smooth walls and a smooth ceiling. A rear aspect window and a radiator.

Bedroom Three

9' 1" x 6' 0" (2.77m x 1.82m)

Carpeted with smooth walls and a smooth ceiling. A front aspect window and a radiator.





Bathroom

6' 6" x 5' 10" (1.98m x 1.79m)

Tiled flooring, fully tiled walls and a smooth ceiling. 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 a stainless steel thermostatic shower inset and a glass shower screen. An opaque rear aspect window and a modern grey towel radiator.





FRONT GARDEN

A paved pathway leads to the front door. A driveway leads to the garage. The remainder of the front garden is largely covered with decorative stone chippings.

REAR GARDEN

Step out of the glass sliding doors from the reception or the main living space onto a well-appointed patio area. The patio is complemented by a seating area covered with a pergola. Steps ascend to an area of lawn. The garden is fully enclosed by well maintained feathered-edge timber fencing and is complete with a summerhouse. The summerhouse has electricity and would make a perfect home office or additional reception space!

GARAGE

Single Garage

DRIVEWAY

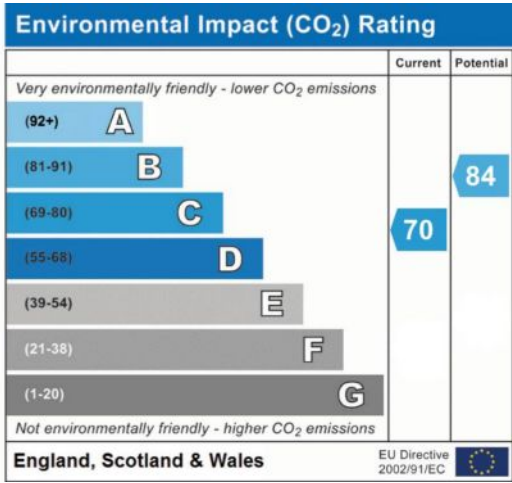
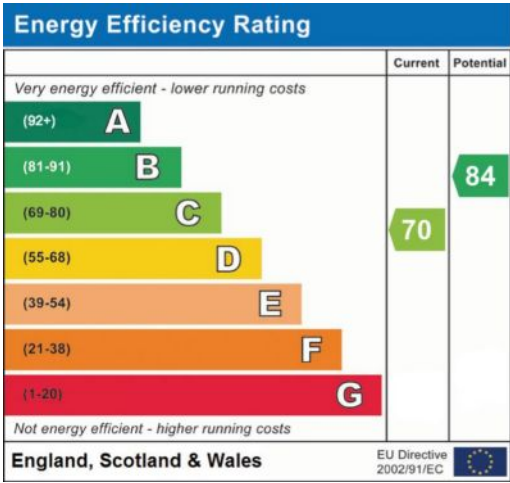
1 Parking Space





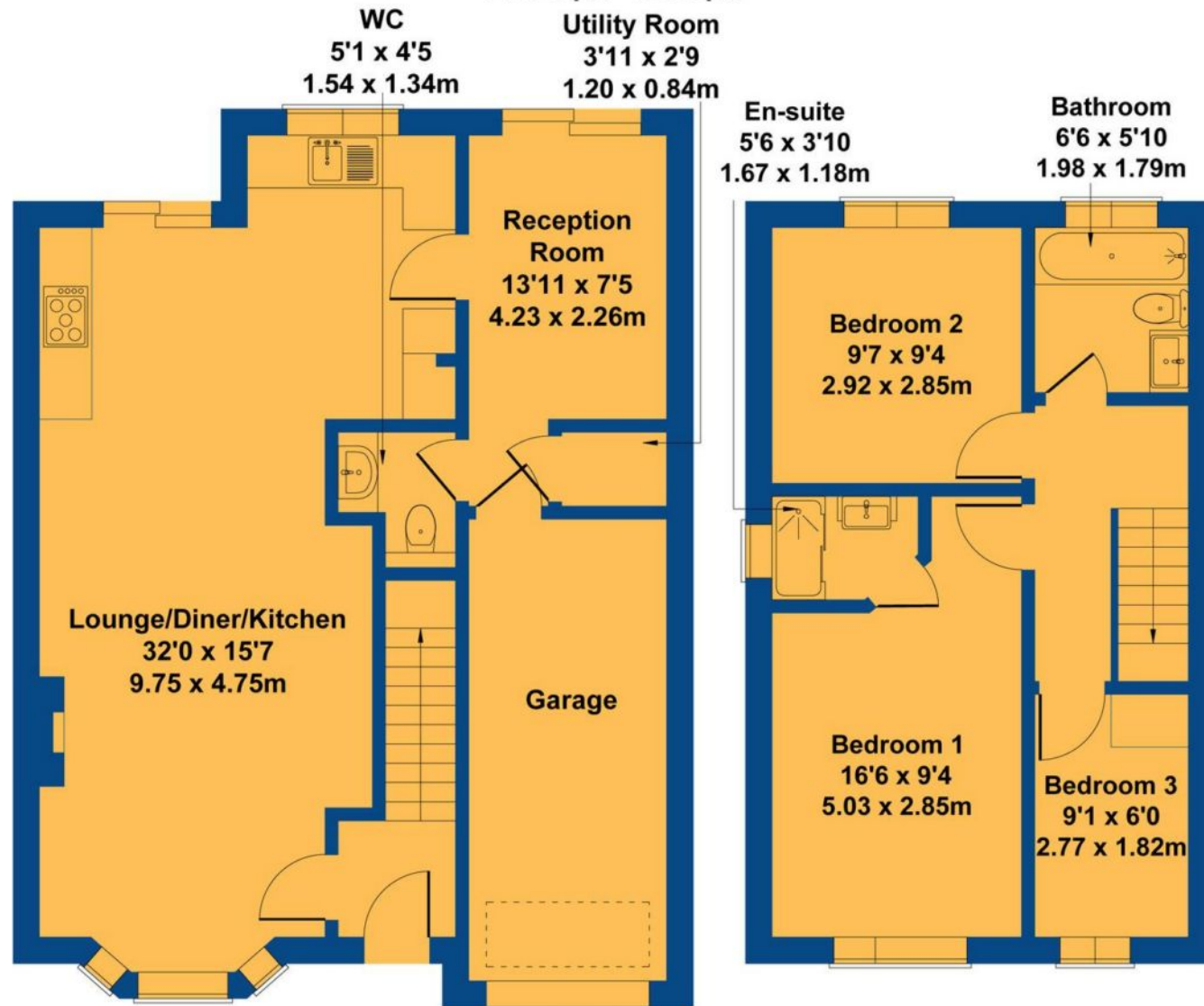






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Approximate Gross Internal Area
1109 sq ft - 103 sq m



GROUND FLOOR

FIRST FLOOR

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



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