





## 66 St. Pauls Avenue

Barry, Barry

Charming two bedroom terraced house with period features. Lounge, dining room, kitchen, utility room. 4-piece family bathroom, WC.

Ample living space, rear garden. Recent upgrades: new boiler, roof, front door, windows. EPC rating: D55.

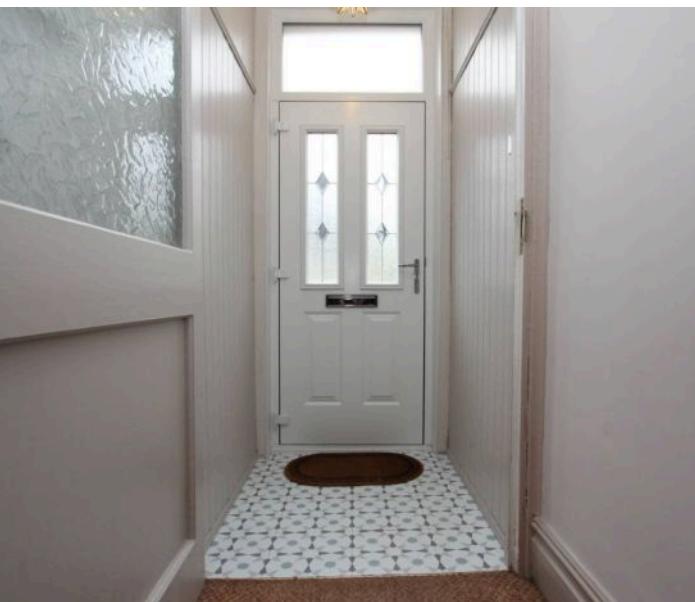
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- BEAUTIFUL FAMILY HOME WITH SOME PERIOD FEATURES REMAINING
- WELL PRESENTED THROUGHOUT
- SEPARATE LOUNGE, DINING ROOM AND KITCHEN PLUS A UTILITY ROOM
- FIRST FLOOR FOUR PIECE FAMILY BATHROOM PLUS DOWNSTAIRS WC
- TWO DOUBLE BEDROOMS
- GENEROUS WELL MAINTAINED REAR GARDEN
- NEW BOILER FITTED THIS YEAR
- NEW ROOF
- NEW FRONT DOOR AND WINDOWS THROUGHOUT
- EPC D55





### Hallway

Entrance into the property via a composite front door with opaque glazing into a small entrance porch. The porch has vinyl tile effect flooring, wood panelled walls and a smooth coved ceiling. A further wooden door with opaque glazing leads into the hallway. The hallway is carpeted with smooth walls and a textured coved ceiling. There is a period ceiling arch, a radiator and a carpeted staircase leading to the first floor. Doors lead off to the lounge, dining room and kitchen.

### Lounge

15' 4" x 12' 10" (4.67m x 3.90m)

Carpeted, smooth walls and a textured coved ceiling with a ceiling rose. A large front aspect bay window, a radiator and a feature fireplace (disconnected, for decoration only) with a wooden mantel. Double opening wooden glazed doors lead into the dining room. Measurements have been taken into the bay and into the recesses either side of the chimney breast.

### Dining Room

11' 5" x 11' 5" (3.49m x 3.47m)

Carpeted, smooth walls and a textured coved ceiling with a ceiling rose. A rear aspect window and a radiator. Ample space for a large dining table and chairs.

### Kitchen

13' 10" x 10' 4" (4.21m x 3.14m)

Vinyl tile effect flooring, smooth walls and a smooth coved ceiling. A good range of matching wooden eye and base level units with complementing worktops and a tiled splashback. A stainless steel one and a half bowled sink inset with a stainless steel mixer tap overtop. Space and plumbing for a dishwasher. Space for an oven and ample space for a large fridge/freezer. An integrated extractor hood. Space for a small breakfast table and chairs.





A side aspect window, a radiator and a wooden glazed door leading into the utility room.

#### **Utility Room**

9' 4" x 8' 7" (2.84m x 2.61m)

Vinyl flooring, smooth walls and a wood panelled ceiling. A door leading to the downstairs WC, a side aspect window and a uPVC door with opaque glazing leading into the garden. Ample space for additional appliances as required (washing machine, tumble dryer etc).

#### **Downstairs WC**

4' 9" x 3' 9" (1.46m x 1.15m)

Vinyl flooring, smooth walls and a wood panelled ceiling. A two piece white suite comprising a WC with a push button flush and a wall-mounted wash basin with pillar taps overtop and a tiled splashback. Extractor fan.

#### **Landing**

A carpeted staircase leads to a carpeted landing with smooth walls and a textured coved ceiling. A wooden balustrade, loft access and doors leading off to two bedrooms and a large bathroom.

#### **Bedroom One**

17' 3" x 12' 2" (5.27m x 3.72m)

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

#### **Bedroom Two**

11' 7" x 11' 4" (3.52m x 3.46m)

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

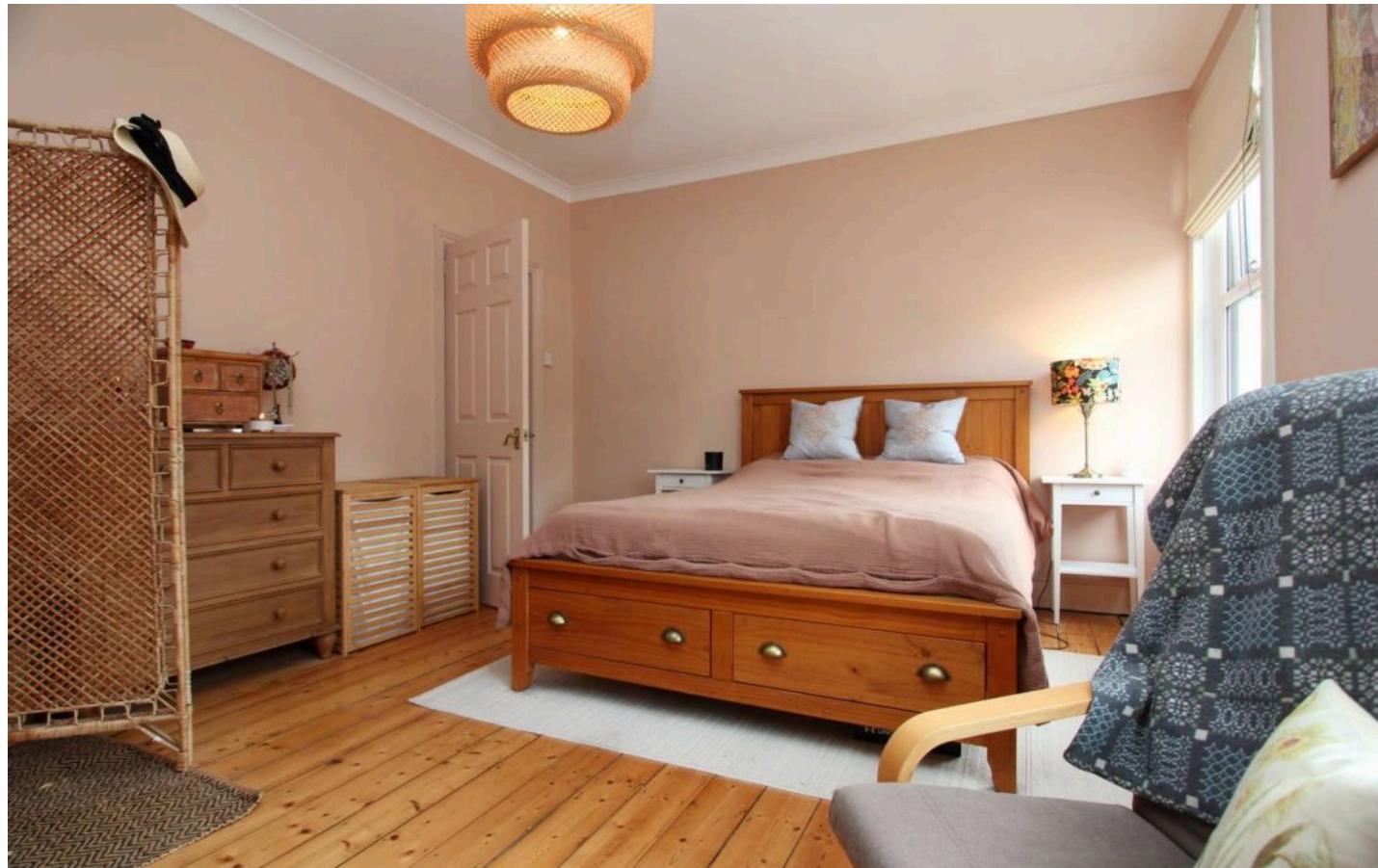




### Bathroom

12' 2" x 10' 5" (3.72m x 3.18m)

Vinyl tile effect flooring, smooth walls and a smooth coved ceiling with spotlights. A four piece white suite comprising a WC with a push button flush, a pedestal wash basin with gold pillar taps overtop, a walk-in shower cubicle with an electric shower inset and a glass shower screen and a bath with gold pillar taps overtop. Full height tiling within the shower cubicle. An opaque side aspect window and a rear aspect window. A radiator and built-in storage.



#### FRONT GARDEN

A small fore-courted front garden, fully enclosed by low brick walls and a pedestrian access gate. Shrubbery and potted plants enhance the kerb appeal of the property.

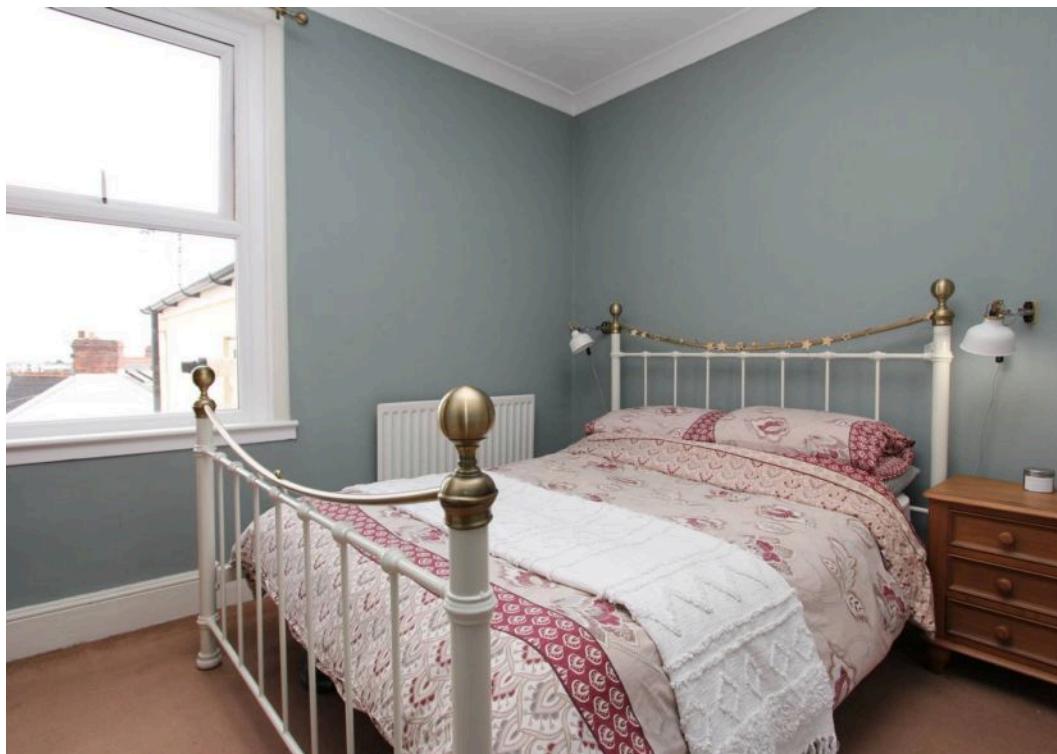
#### REAR GARDEN

A generous and well maintained rear garden. Flower beds filled with well established shrubbery. A patio area to the rear perfect for al-fresco dining. A timber rear gate giving access to the lane behind. Fully enclosed by brick walls. A handy storage shed is attached to the property.

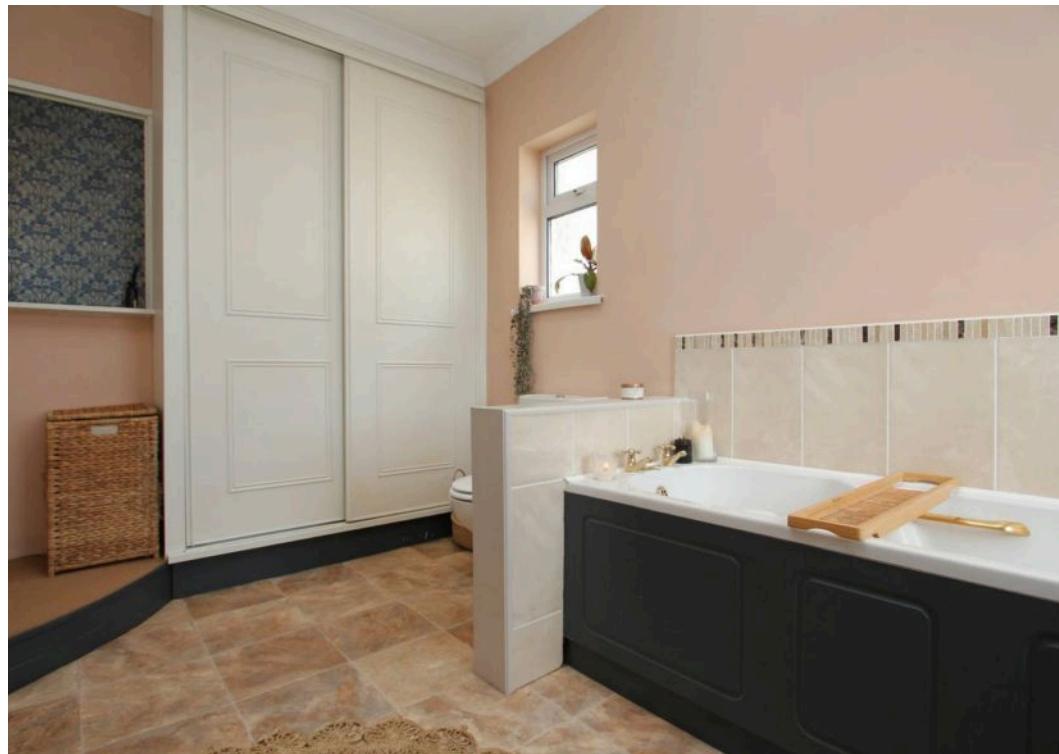
#### ON STREET

1 Parking Space





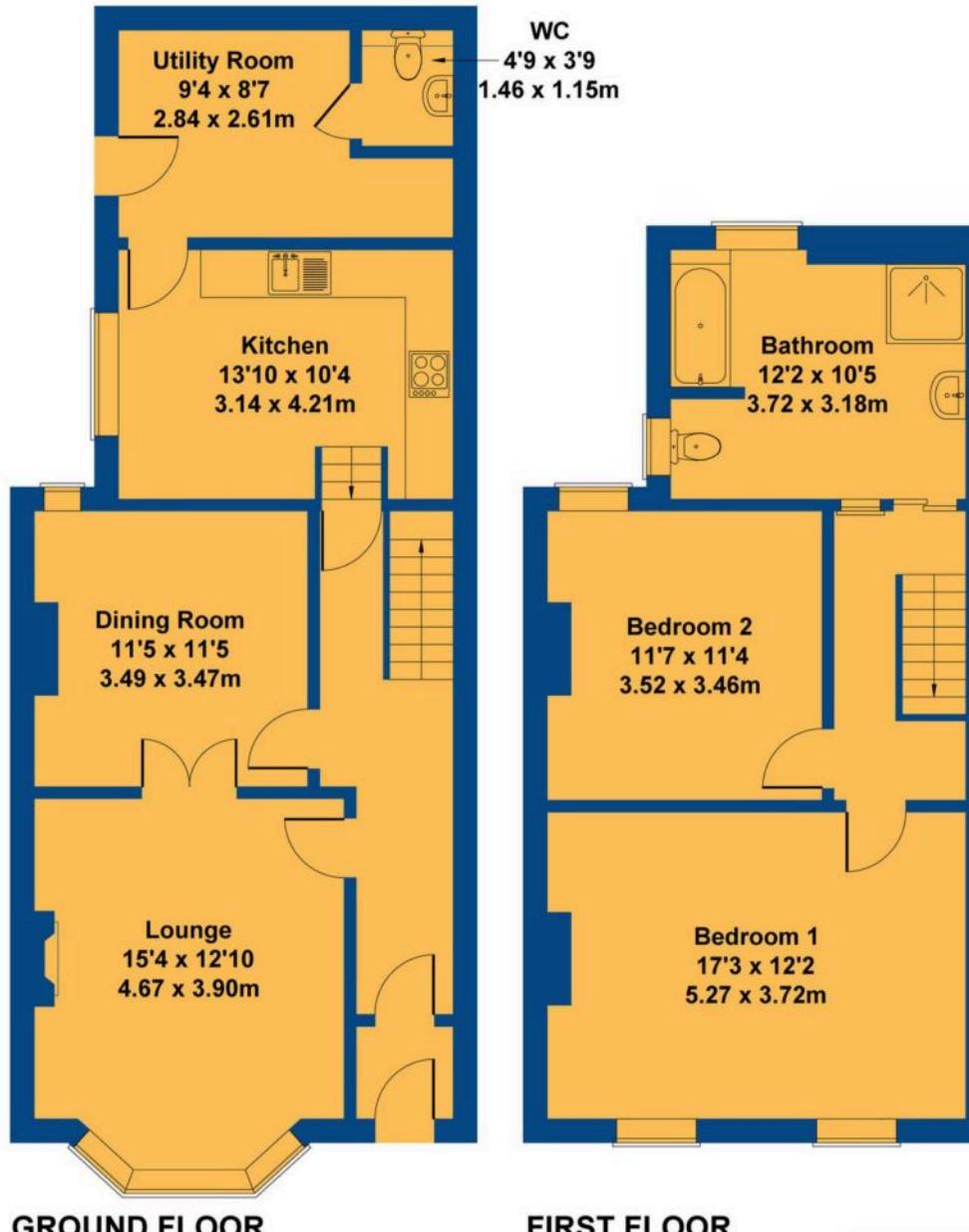






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Approximate Gross Internal Area  
1292 sq ft - 120 sq m



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



## Chris Davies Estate Agents

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