





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.



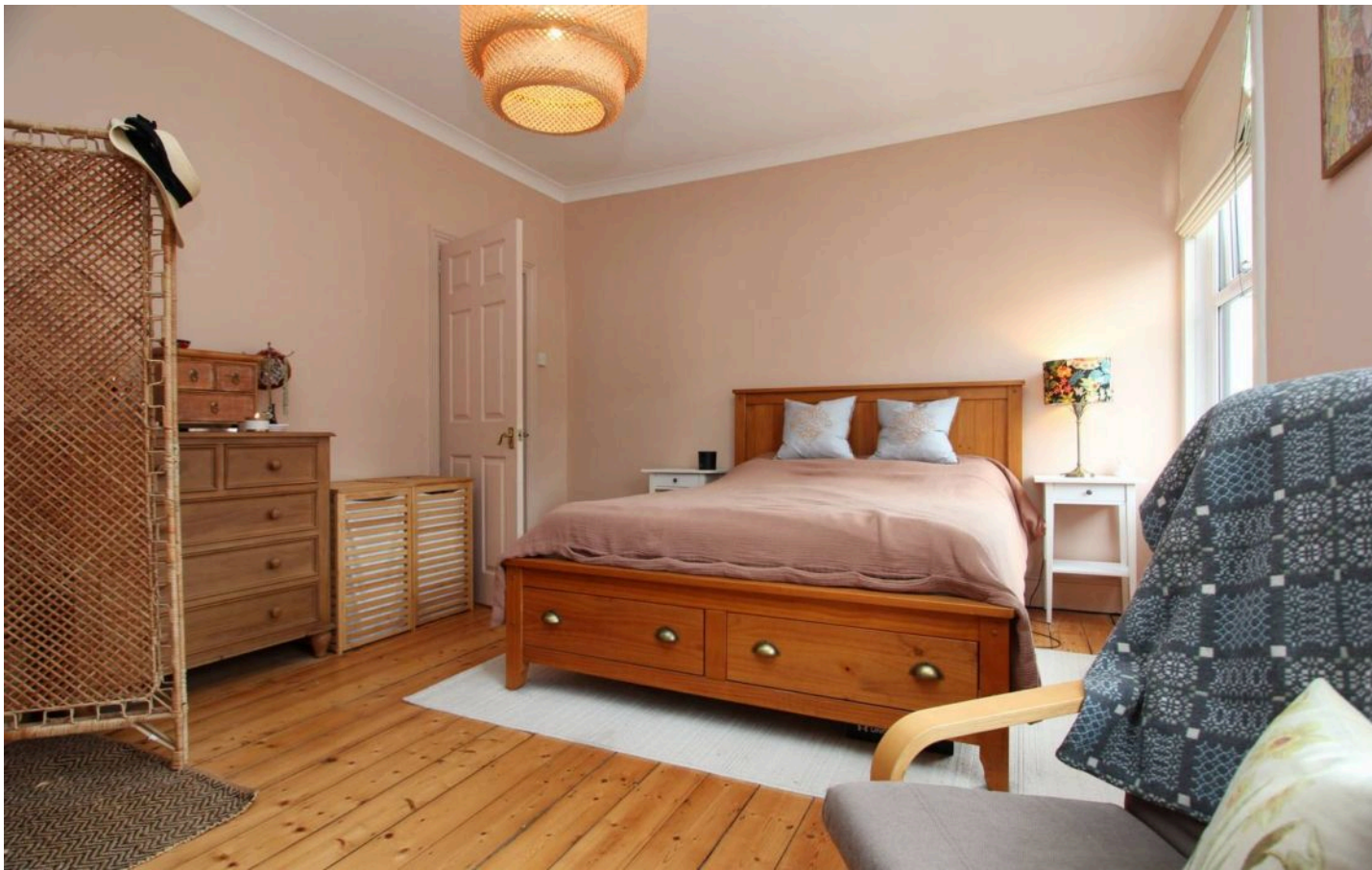


Bathroom

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.

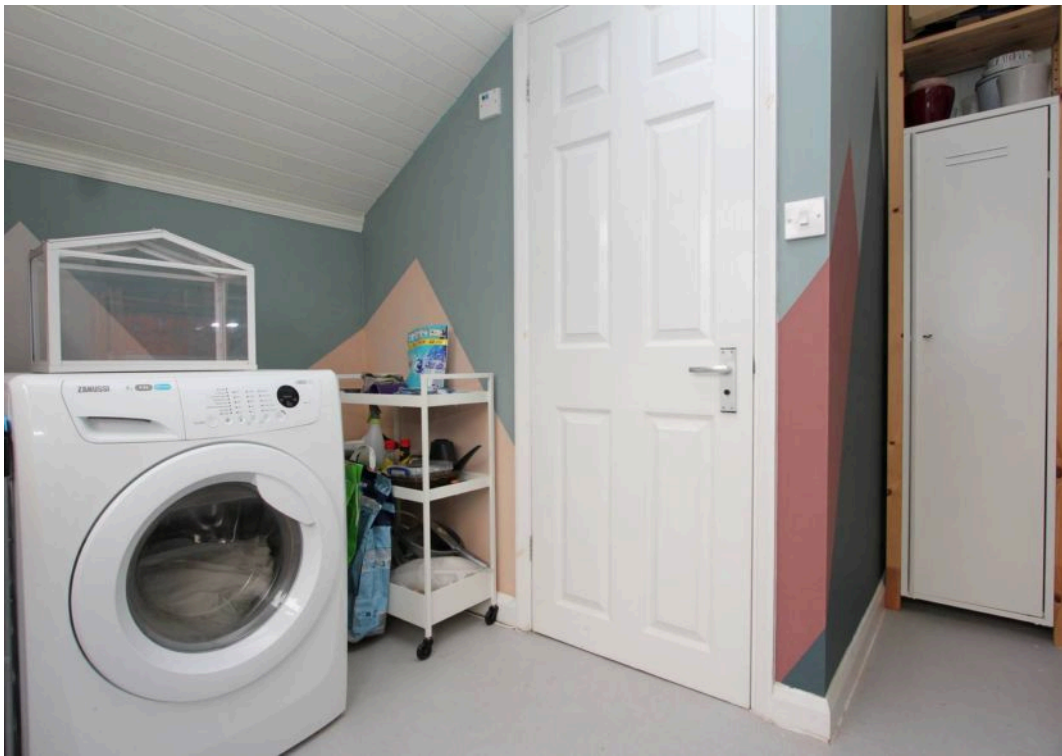
REAR GARDEN

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





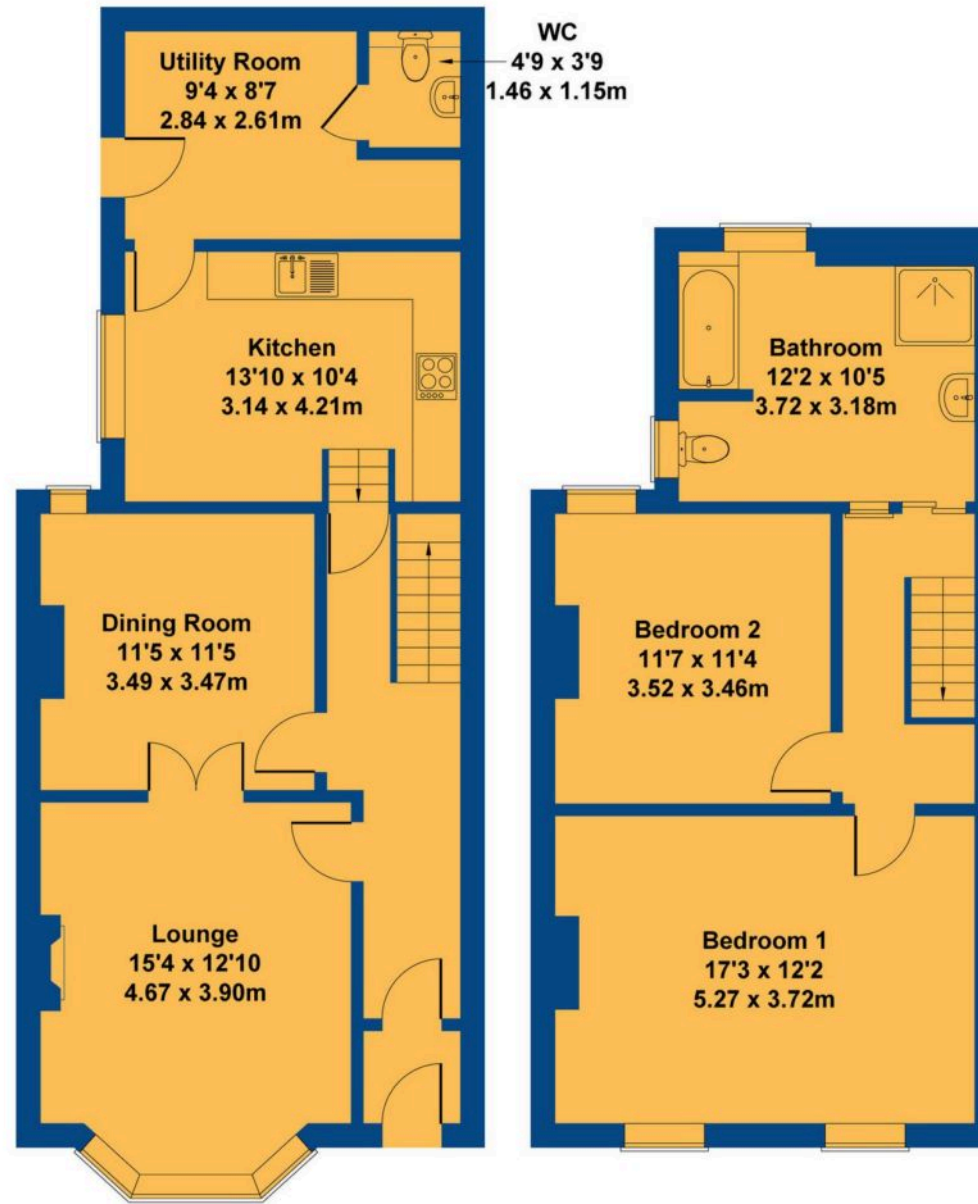






66 St Pauls Avenue

Approximate Gross Internal Area
1292 sq ft - 120 sq m



GROUND FLOOR

FIRST FLOOR

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



Chris Davies Estate Agents

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

01446 700007

barry@chris-davies.co.uk

www.chris-davies.co.uk/

HELPFUL INFORMATION – whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.