







## 18 Ilminster Close

Barry, Barry

Fantastic opportunity to create your dream home with this three bedroom end of terrace house in need of refurbishment. No onward chain. Spacious lounge/diner with sunroom. Separate kitchen and modern shower room. Fully enclosed rear garden.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- IN NEED OF REFURBISHMENT
- NO ONWARD CHAIN
- END OF TERRACE
- THREE BEDROOMS
- LARGE LOUNGE/DINER PLUS A SUN ROOM
- SEPARATE KITCHEN
- MODERN FIRST FLOOR SHOWER ROOM
- A FULLY ENCLOSED REAR GARDEN
- EPC D65







### **Porch**

6' 4" x 4' 8" (1.94m x 1.42m)

Entrance into the property via a uPVC front door with opaque glazing into an entrance porch. The porch is carpeted with smooth walls and a smooth ceiling. A front aspect window, a side aspect window and a wooden door with opaque glazing leading into the hallway.

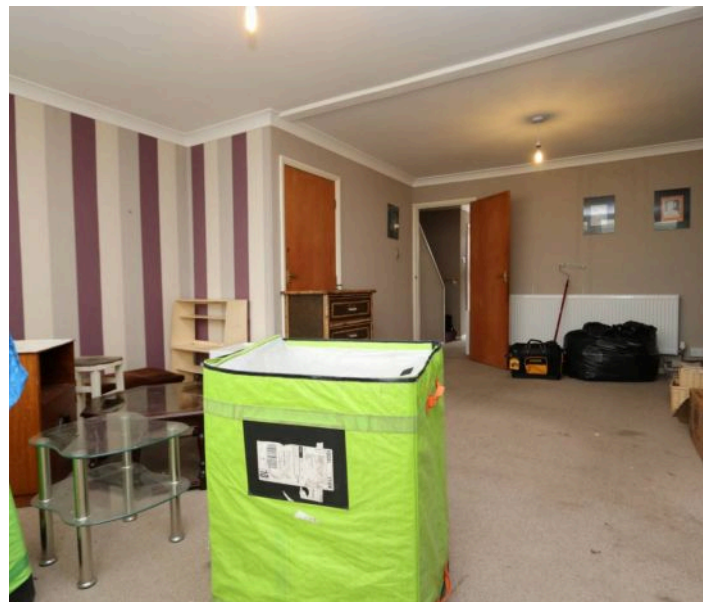
### **Hallway**

The hallway is carpeted with wallpapered walls and a smooth coved ceiling. A carpeted staircase leads up to the first floor. Doors give access to the kitchen, lounge/diner, a storage cupboard and a cupboard housing the gas and electric meters.

### **Kitchen**

10' 2" x 9' 5" (3.11m x 2.87m)

An L-shaped kitchen, max measurements have been given. Vinyl tile effect flooring, smooth walls and smooth coved ceiling. A good range of matching eye and base level units with complementing worktops. A white sink inset with a mixer tap overtop. A tiled splashback. Integrated appliances include a single oven, four ring gas hob and extractor hood. Space for a washing machine and fridge/freezer. A front aspect window and a radiator.



### **Lounge/Diner**

19' 11" x 15' 11" (6.08m x 4.86m)

Carpeted with wallpapered walls and a smooth coved ceiling. A radiator and a door giving access to an understairs storage cupboard. A window to the rear looks through into the sun room and a sliding glazed door gives access to the sun room.





### **Sun Room**

14' 10" x 7' 10" (4.53m x 2.40m)

Carpeted with smooth walls and a polycarbonate roof. Two rear aspect windows and double opening French doors leading out into the garden.

### **Landing**

A carpeted staircase leads to a carpeted landing with smooth walls and a polystyrene tiled ceiling. Doors give access to three bedrooms and a bathroom.

### **Bedroom One**

16' 0" x 9' 11" (4.87m x 3.01m)

Carpeted with wallpapered walls and a polystyrene tiled ceiling. A front aspect window and a radiator.

### **Bedroom Two**

16' 1" x 8' 6" (4.90m x 2.59m)

Carpeted with wallpapered walls and a polystyrene tiled ceiling. A rear aspect window and a radiator.

### **Bedroom Three**

10' 2" x 7' 1" (3.09m x 2.15m)

Carpeted with wallpapered walls and a polystyrene tiled ceiling. A rear aspect window and a radiator.

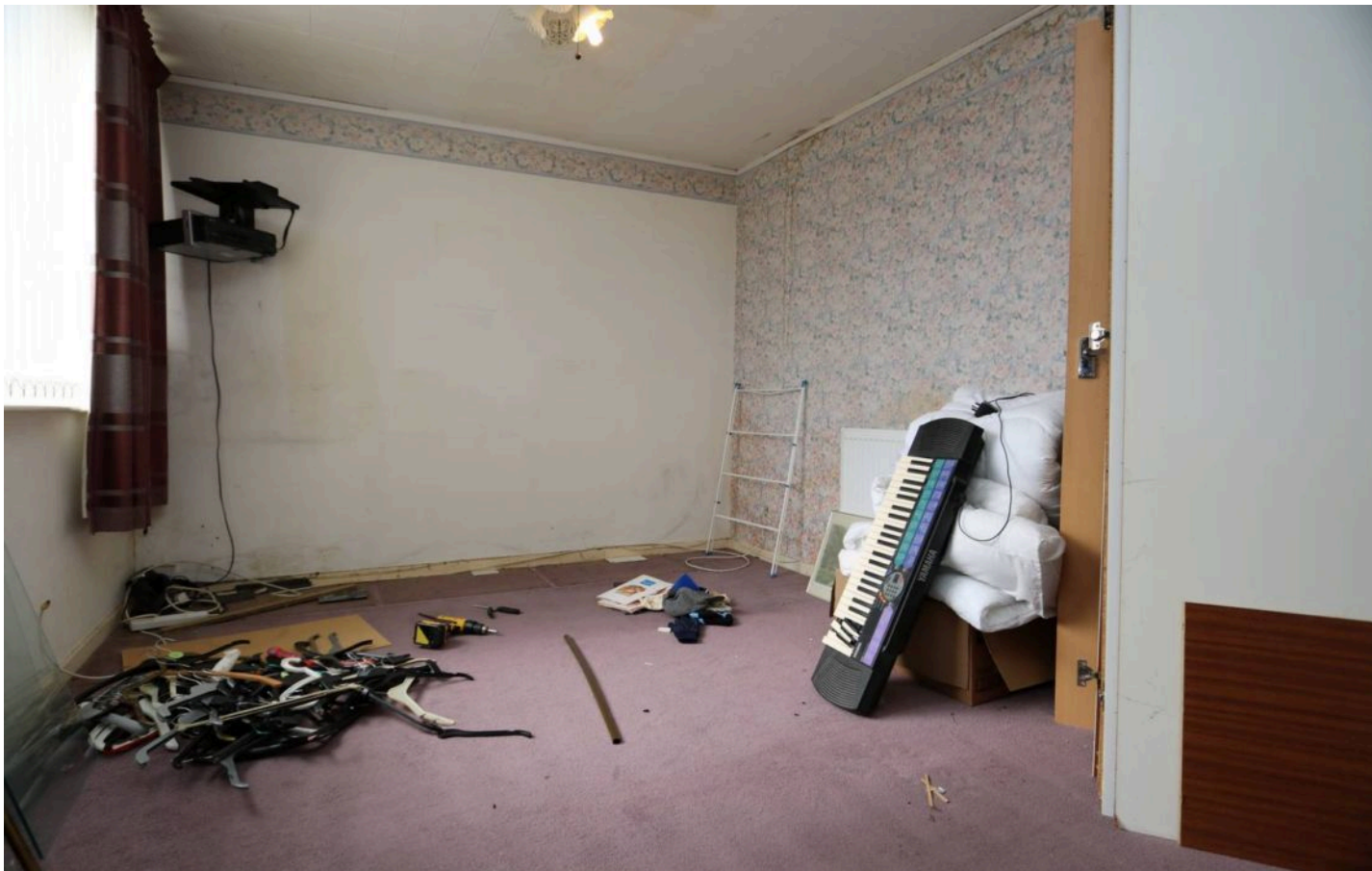
### **Bathroom**

9' 3" x 6' 1" (2.82m x 1.85m)

Vinyl flooring. A modern white suite comprising a WC with a push button flush, a pedestal wash basin with stainless steel pillar taps ovetop and an accessible shower, fully tiled within and with a stainless steel shower inset. A door gives access to a large storage cupboard.





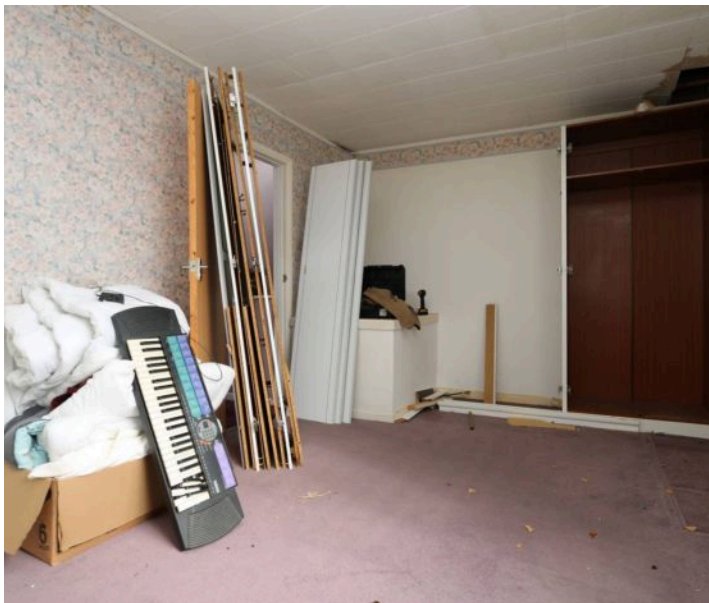


## REAR GARDEN

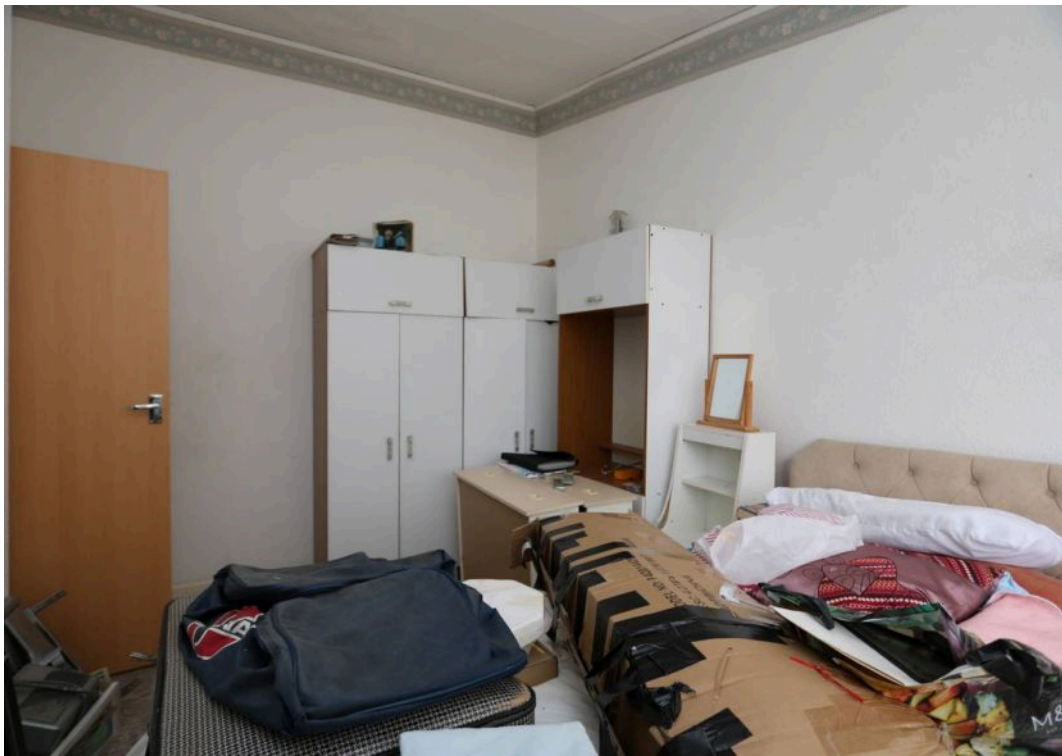
Fully enclosed by a mixture of timber fences and brick walls. Largely laid to lawn with well established shrubbery. There is also a handy storage shed.

## ON STREET

1 Parking Space

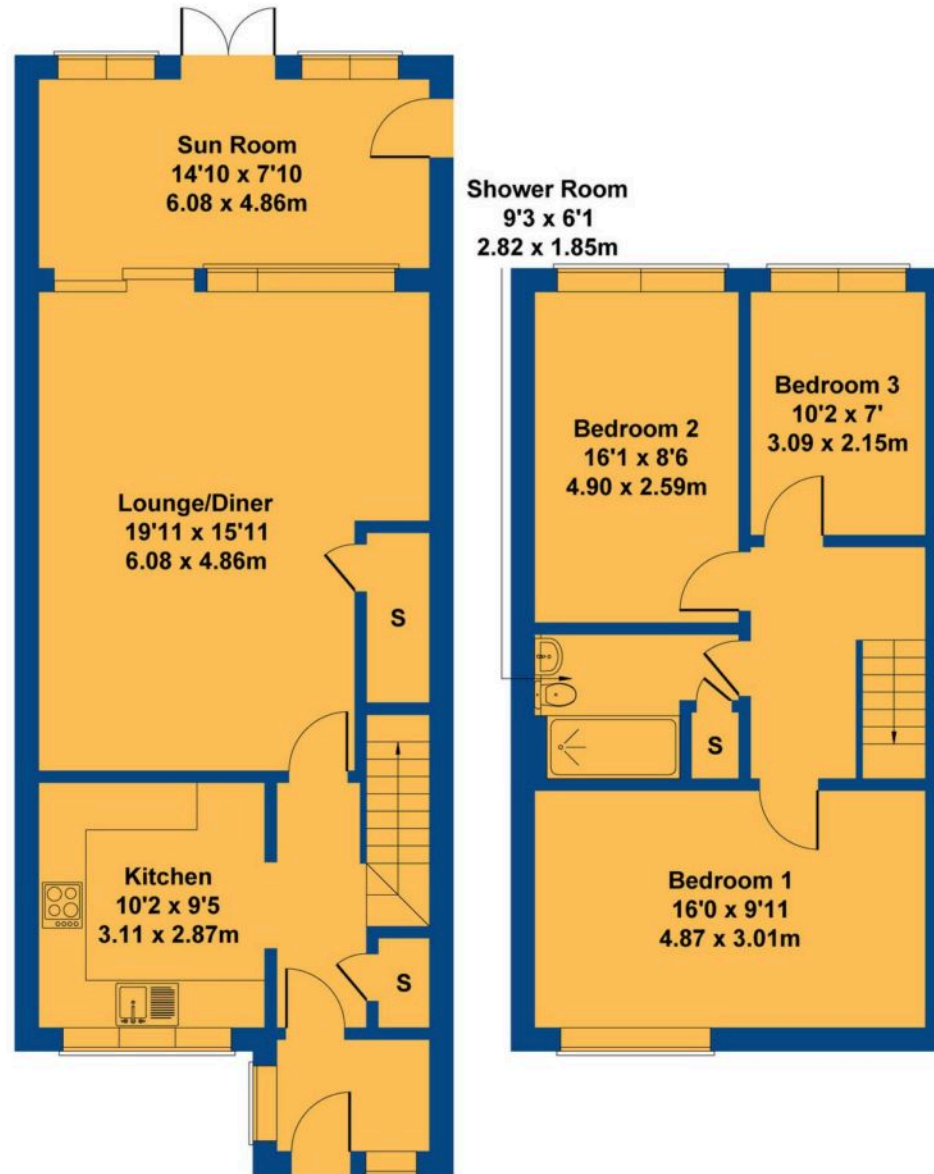






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Approximate Gross Internal Area  
1173 sq ft - 109 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025  
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## Chris Davies Estate Agents

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