





4 Elm Grove

Barry, Barry

This charming two bedroom cottage-style property has been refurbished throughout and features a large dining room, a spacious lounge, a separate kitchen, a cosy conservatory and a modern shower room! The exterior features an inviting front garden and a low maintenance rear garden.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- COTTAGE STYLE - UNIQUE TO THE AREA
- TWO BEDROOM SEMI-DETACHED
- REFURBISHED THROUGHOUT INCLUDING NEW ELECTRICS AND RADIATORS
- LARGE DINING ROOM, SPACIOUS LOUNGE AND SEPARATE KITCHEN
- CONSERVATORY
- MODERN FIRST FLOOR SHOWER ROOM
- EPC D63





Dining Room

15' 1" x 13' 7" (4.60m x 4.13m)

Entrance into the property via a uPVC front door with opaque glazing into the dining room. The dining room has wood effect flooring, smooth walls and a smooth ceiling with spotlights. A carpeted staircase leads to the first floor and a door gives access to a handy under stairs storage cupboard. Double opening French doors give access to the conservatory. There is also a side aspect window, a radiator and shelving to the alcoves either side of the chimney breast. Open to the kitchen.

Kitchen

10' 6" x 7' 3" (3.19m x 2.22m)

Tiled flooring, smooth walls and a smooth ceiling. A modern fitted kitchen with a good range of matching eye and base level units. There is a complementing wood effect worktop with a stainless steel sink inset with a stainless steel rinser tap overtop. Integrated appliances include a single oven, four ring electric hob and extractor hood. Space for a fridge/freezer, washing machine and tumbler dryer. A side aspect window and a rear aspect window.

Conservatory

9' 9" x 6' 2" (2.98m x 1.88m)

Tiled flooring and smooth walls. There is a uPVC glazed door giving access to the garden, a rear aspect window and side aspect opaque windows.

Lounge

14' 8" x 11' 0" (4.47m x 3.35m)

Wood effect flooring, smooth walls and a smooth coved ceiling. A front aspect window, a radiator and shelving to the alcoves either side of the chimney breast.





Landing

A carpeted staircase leads to a carpeted landing with smooth walls and a smooth ceiling. Doors lead off to two bedrooms and a bathroom. Loft access.

Bedroom One

13' 11" x 9' 11" (4.23m x 3.02m)

Carpeted with smooth walls and a smooth coved ceiling. A rear aspect window and a radiator. Measurements exclude the depth of the alcoves where the chest of drawers and fitted wardrobes sit.

Bedroom Two

13' 5" x 7' 9" (4.09m x 2.36m)

Carpeted with smooth walls and a smooth coved ceiling. A front aspect window and a radiator. A door gives access to a cupboard housing the combi-boiler.

Shower Room

6' 10" x 5' 3" (2.09m x 1.59m)

Wood effect flooring, two smooth walls, two waterproof panelled 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 walk-in shower cubicle with an electric shower inset and a glass sliding shower screen. A front aspect opaque window and a chrome towel radiator.





FRONT GARDEN

An I-shaped fore-courted front garden, laid to decorative stone chippings with ample space for potted plants. Fully enclosed by low brick walls with timber fencing and a cast iron pedestrian access gate. A timber gate to the side of the property grants access to the rear garden.

GARDEN

A generous, low maintenance rear garden. Step out of the conservatory onto an initial well appointed patio area, perfect for alfresco dining or relaxing in the sun. A pathway provides access to a handy storage shed to the rear. To the right is a raised flower bed, with the remainder of the garden being laid to lawn. The garden is fully enclosed by well maintained timber fencing. A timber gate allows access to the front of the property.

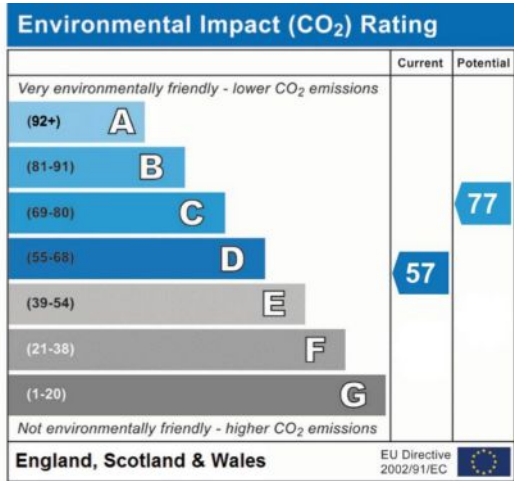
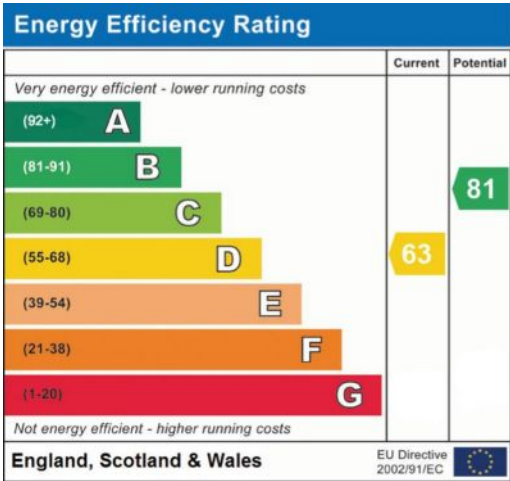
ON STREET

1 Parking Space

Ample on-street parking available.

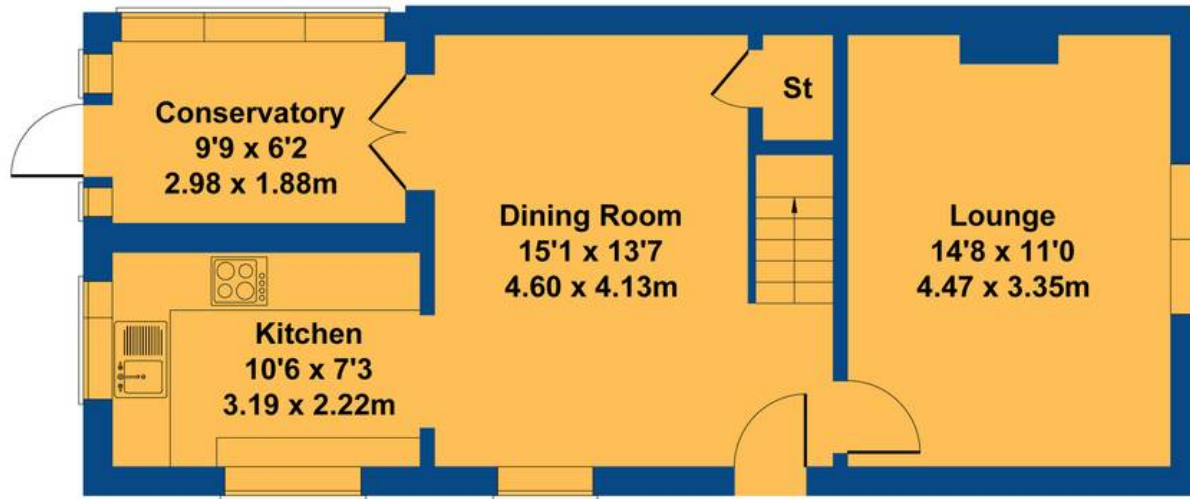




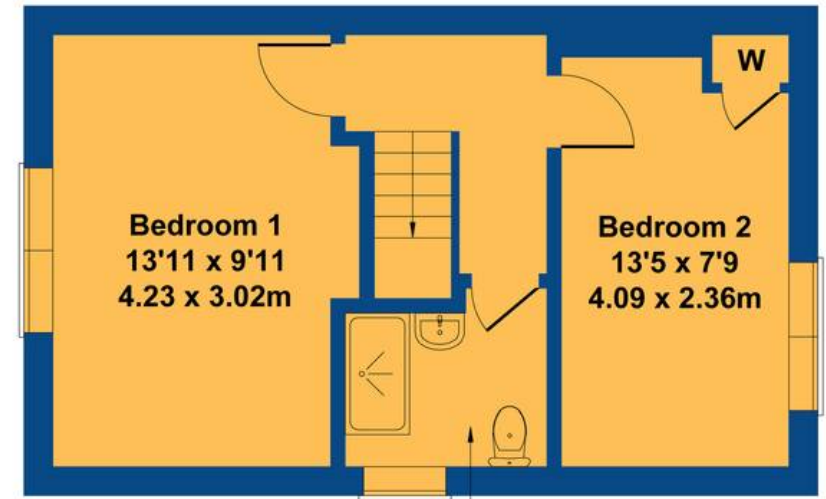


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Approximate Gross Internal Area
893 sq ft - 83 sq m



GROUND FLOOR



FIRST FLOOR

Shower Room
6'10 x 5'3
2.09 x 1.59m

Not to Scale. Produced by The Plan Portal 2025
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