





## 22 Newlands Street

Barry, Barry

Charming three bedroom terraced home in the town centre with a modern kitchen, three reception rooms, a first-floor shower room, built-in cupboards, a new roof and a generous rear garden with a garage. EPC E49. Central location near amenities.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- TOWN CENTRE LOCATION
- THREE RECEPTION ROOMS
- FIRST FLOOR SHOWER ROOM
- THREE BEDROOMS, EACH WITH BUILT IN CUPBOARDS OFFERING AMPLE STORAGE
- NEW ROOF (JANUARY 2023)
- A GENEROUS REAR GARDEN WITH A GARAGE
- EPC E49
- NO ONWARD CHAIN





### Entrance Hallway

Entrance via a wooden half glazed decorative front door. The hallway is carpeted with textured walls and a radiator. There are stairs leading to the first floor and doors leading to the lounge, dining room and third reception room.

### Lounge

14' 9" x 10' 1" (4.50m x 3.07m)

Carpeted with textured walls and high ceilings. A large front aspect bay window, a feature fireplace, built in cupboards and a radiator.

### Dining Room

12' 10" x 9' 3" (3.91m x 2.82m)

Carpeted with textured walls and a high coved ceiling. A door leading to the garden, a built in cupboard, a feature mantelpiece and a radiator.

### Third Reception Room

14' 2" x 9' 5" (4.32m x 2.87m)

Carpeted with textured walls. A large window to the side, a radiator and a door leading through to the kitchen.

### Kitchen

10' 4" x 9' 3" (3.15m x 2.82m)

Vinyl flooring. A range of high gloss modern eye level and base level units with complementing work surfaces and an inset stainless steel sink unit. Space and plumbing for appliances. Electric oven and gas hob with extractor over. A subway tiled splashback. Ample room for a small table and chairs. A radiator, a rear aspect window and a door leading to the back garden.

### First Floor Landing

A continuation of the carpet from the entrance hallway. Doors leading to three bedrooms and a shower room. A built in cupboard and a loft hatch.





### **Bedroom One**

12' 10" x 10' 2" (3.91m x 3.10m)

A large carpeted double bedroom. Two front aspect windows, a radiator and built in cupboards.

### **Bedroom Two**

12' 10" x 9' 0" (3.91m x 2.74m)

A carpeted double bedroom with a rear aspect window, a radiator and a built in cupboard.

### **Bedroom Three**

9' 5" x 8' 1" (2.87m x 2.46m)

A carpeted bedroom with a rear aspect window, a radiator and built in cupboards offering ample storage space and housing the combi-boiler.

### **Shower Room**

7' 1" x 6' 4" (2.16m x 1.93m)

Tiled flooring and walls that are a mixture of tiles and non-grout splashbacks. A three piece white suite comprising a large thermostatic walk in shower with a glass shower screen, a WC with a push button flush and a pedestal wash hand basin with stainless steel pillar taps. A large opaque side aspect window.





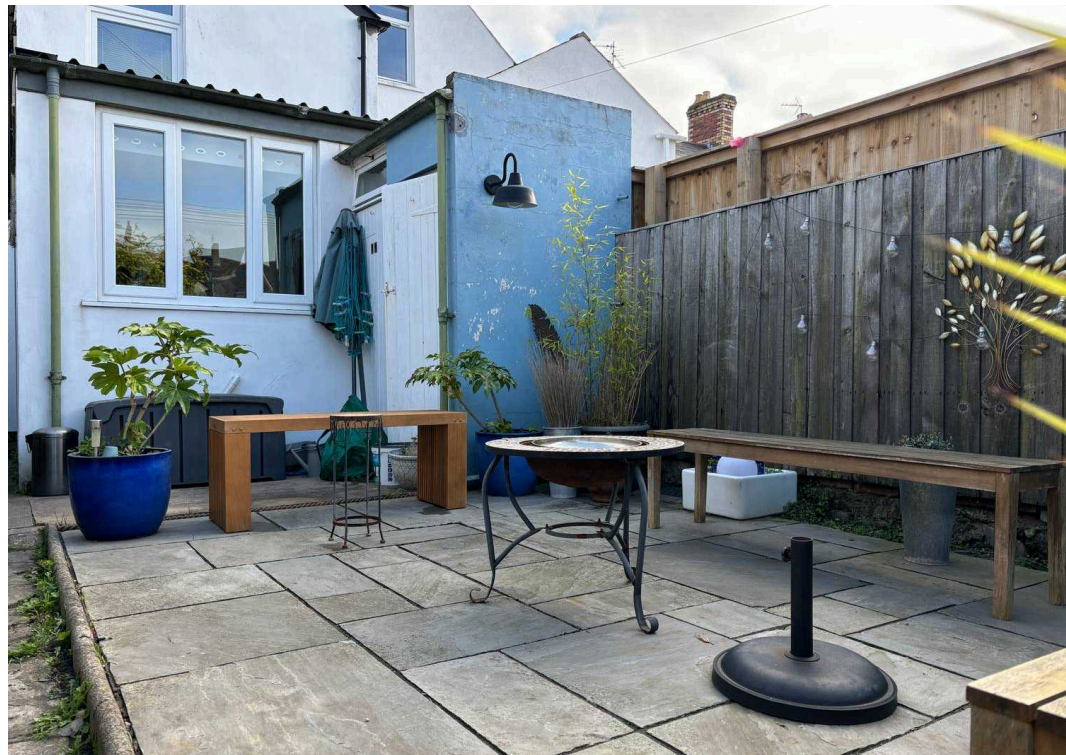
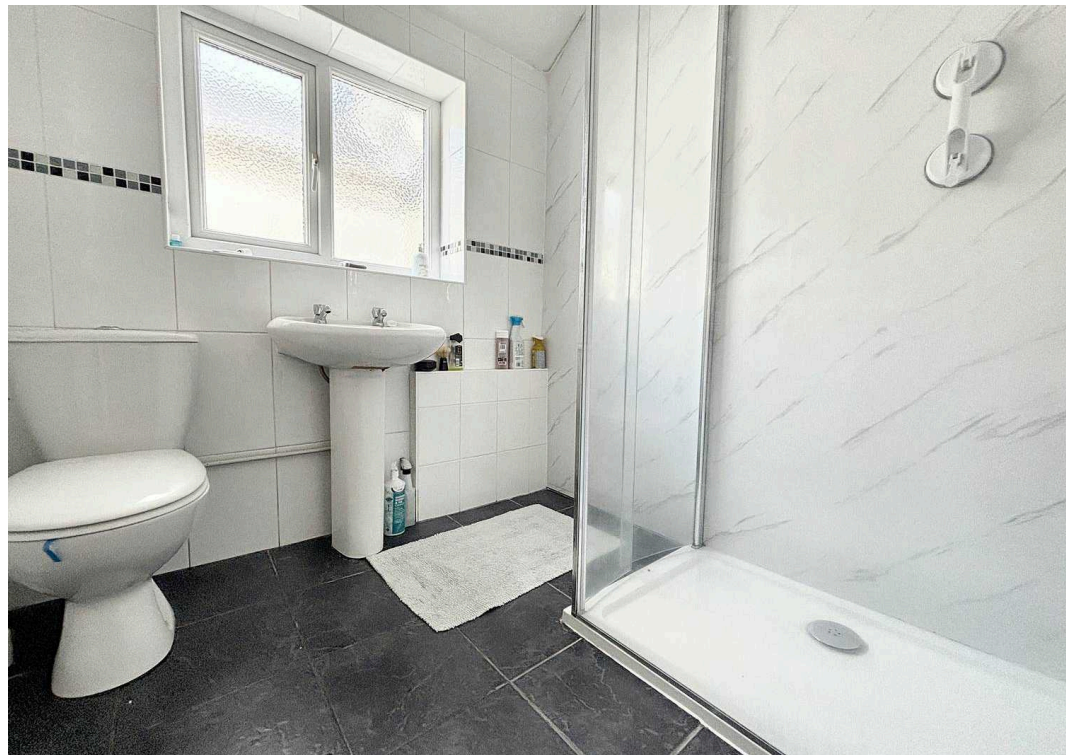
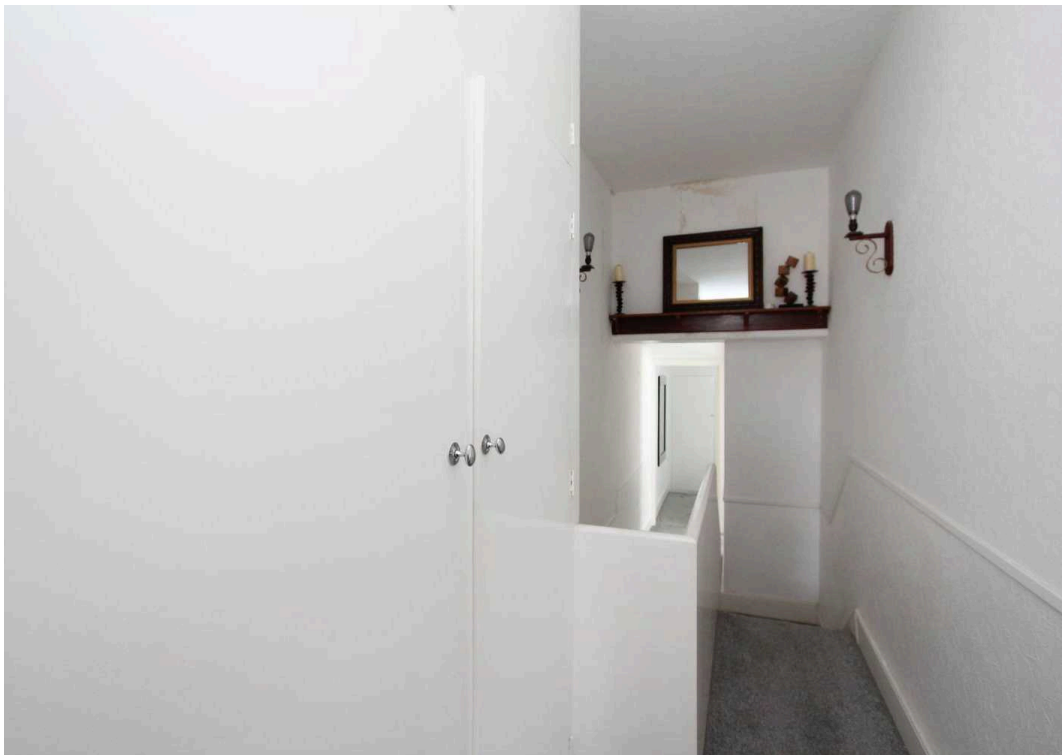
### FRONT GARDEN

Small forecourt with a gate leading to property.

### REAR GARDEN

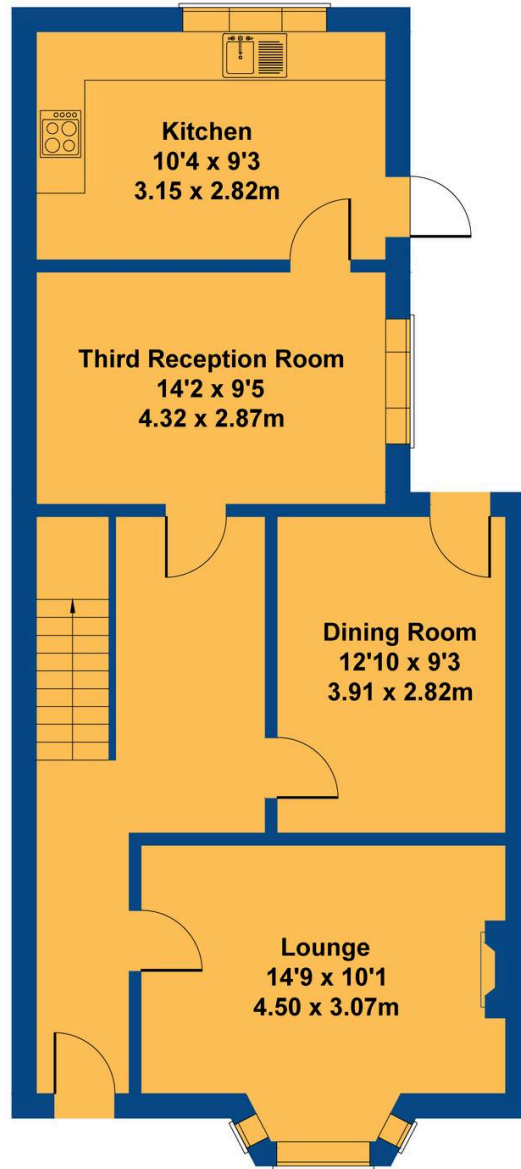
A generous garden with a patio area, mature shrubs and a path leading to large garage/store room, ideal for conversion to home office etc.



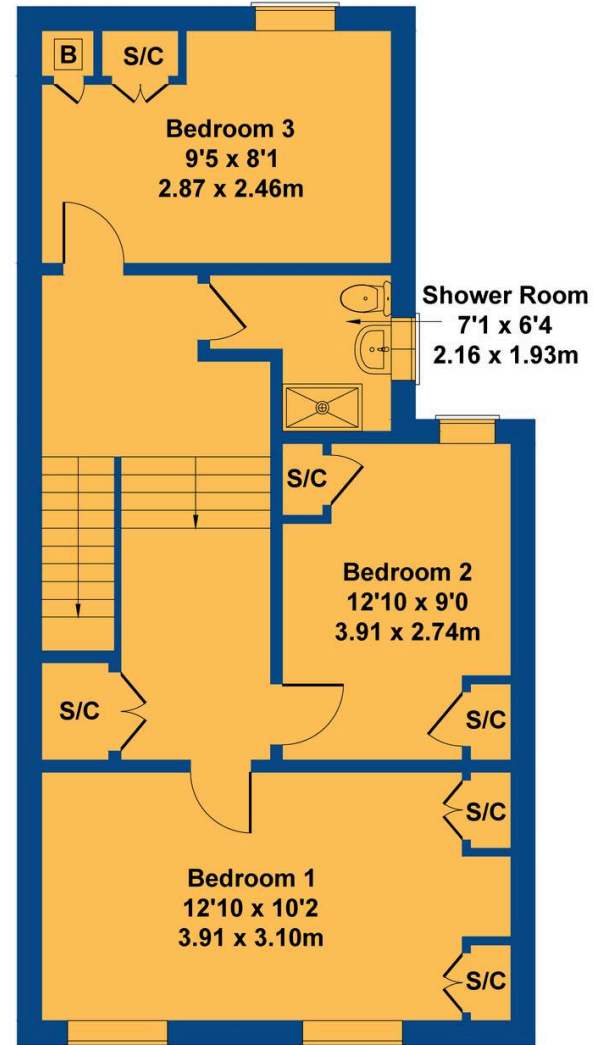


# 22 Newlands Street

Approximate Gross Internal Area  
1410 sq ft - 131 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.



## Chris Davies Estate Agents

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

01446 700007

[barry@chris-davies.co.uk](mailto:barry@chris-davies.co.uk)

[www.chris-davies.co.uk/](http://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.