

# St. Pauls Avenue, £385,000

- COUNCIL TAX BAND E
- WEST END LOCATION
- FULL RENOVATED THROUGHOUT
- OPEN PLAN LIVING
- FOUR DOUBLE BEDROOMS TWO ON THE GROUND LEVEL
- FAR REACHING SEA VIEWS TO REAR
- POPULAR SCHOOL CATCHMENT -WHITMORE HIGH SCHOOL / BRO









## About the property

This immaculate, detached property in Barry's west end offers a fully renovated, modern interior with an open-plan kitchen and reception room, four double bedrooms, two bathrooms, and a southfacing garden with sea views, making it an ideal choice for families or those looking to downsize.

### Accommodation

#### **Entrance Hallway**

### Kitchen / Living Area

33' 9" max x 10' 9" max ( 10.29m max x 3.28m max )

Newly fitted kitchen with integrated appliances. 2 windows to the rear with far reaching sea views. Utility cupboard to side of kitchen. Stairs leading to lower ground floor.

#### Bedroom 1

11' 6" max x 14' 9" max ( 3.51m max x 4.50m max )

Window to front, carpet.

#### **Bedroom 2**

11' 5" max x 11' 9" max ( 3.48m max x 3.58m max )

Window to front, carpet.







### **Shower Room**

Newly fitted shower room, tiled walls and flooring, walk in shower, w.c, sink, towel radiator, window.

#### **Lower Ground Level**

#### Bedroom 3

11' max x 10' 1" max ( 3.35m max x 3.07m max )

Carpet, window to rear with sea view.

#### Bedroom 4

10' 9" max x 10' 9" max ( 3.28m max x 3.28m max )

Carpet, window to rear with sea view.

### **Family Bathroom**

Newly fitted bathroom. Bath with overhead shower, w.c, sink, tiled walls and flooring.

#### **To Front**

Stoned front, side access to rear garden. Potential to create off road parking \*STPP\*

### To Rear

Decking, lawn, far reaching views.

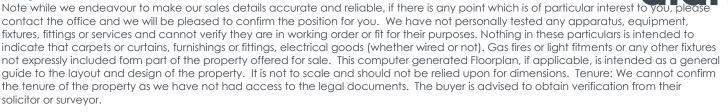


### **Floorplan**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

### **Important Information**



Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let



