





6 Trem Powys

Barry, Barry

Two bedroom mid-terrace located in a quiet cul-de-sac with no onward chain. Two parking spaces, low maintenance garden, spacious lounge, open plan kitchen diner, first floor family bathroom, EPC C70. Ideal for first time buyers or investors alike!

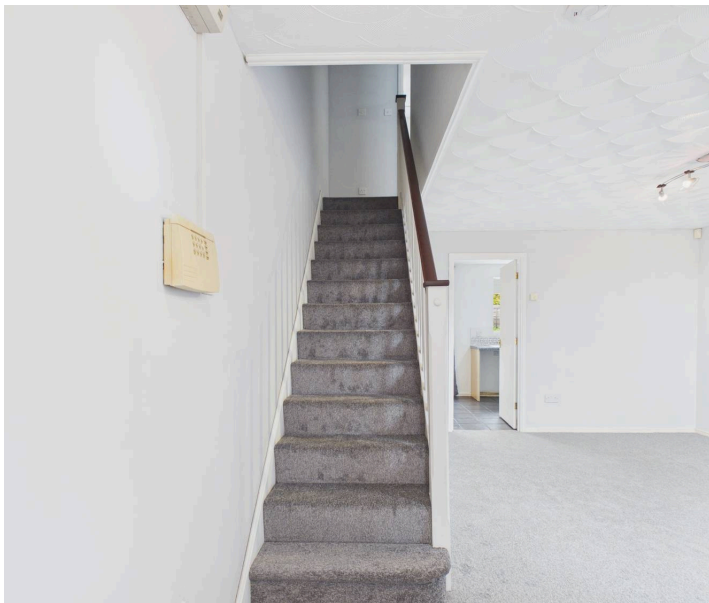
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- TWO BEDROOM MID-TERRACE PROPERTY
- NO ONWARD CHAIN
- QUIET CUL-DE-SAC LOCATION
- IDEAL FIRST TIME BUY OR INVESTMENT
- SPACIOUS LOUNGE
- OPEN PLAN KITCHEN/DINER IDEAL FOR ENTERTAINING
- TWO DOUBLE BEDROOMS
- FIRST FLOOR FAMILY BATHROOM
- TWO ALLOCATED PARKING SPACES (ONE DIRECTLY OUTSIDE THE FRONT DOOR, THE OTHER ACROSS THE ROAD)
- EPC C70





ALLOCATED PARKING

2 Parking Spaces

The property benefits from two allocated parking spaces. One located directly outside the front door and the other across the road.

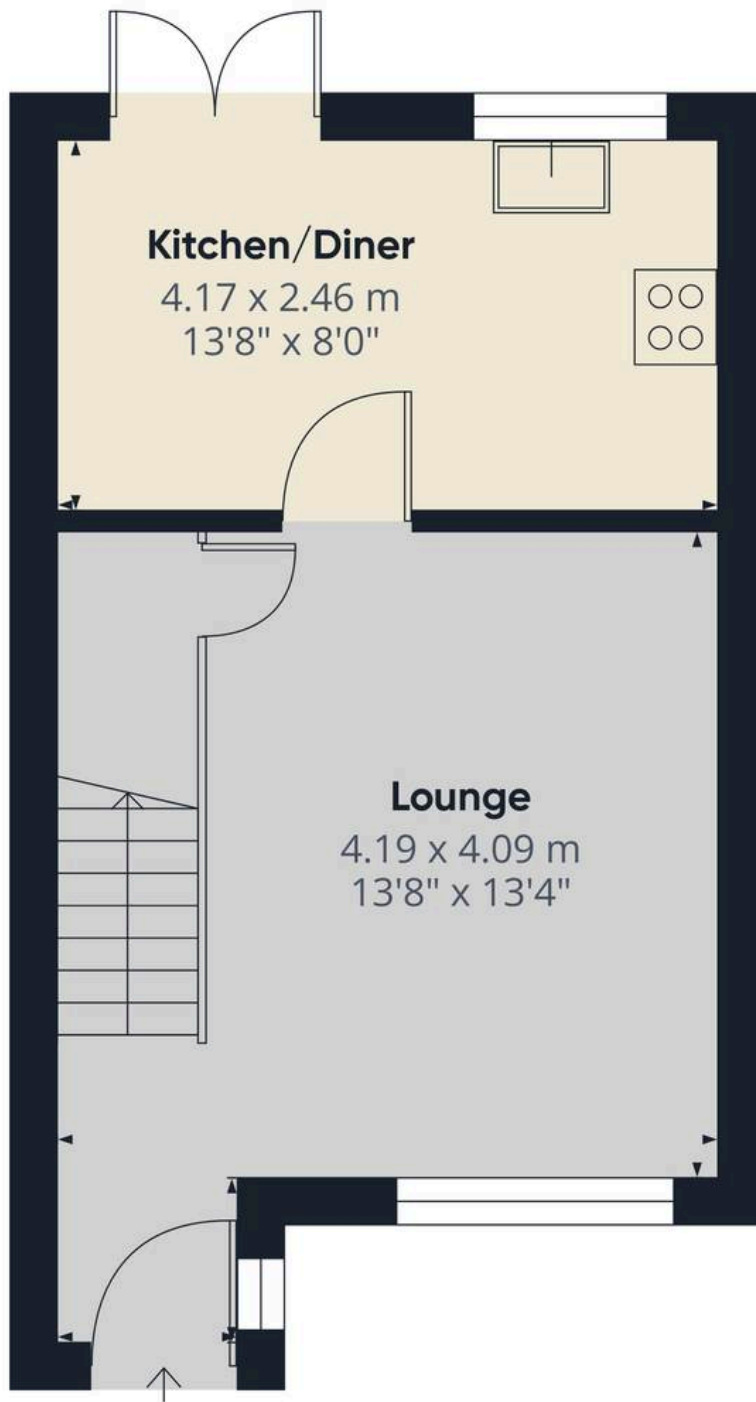






Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		88
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		89
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC



Kitchen/Diner

4.17 x 2.46 m
13'8" x 8'0"

Lounge

4.19 x 4.09 m
13'8" x 13'4"

Approximate total area⁽¹⁾

29.1 m²
313 ft²

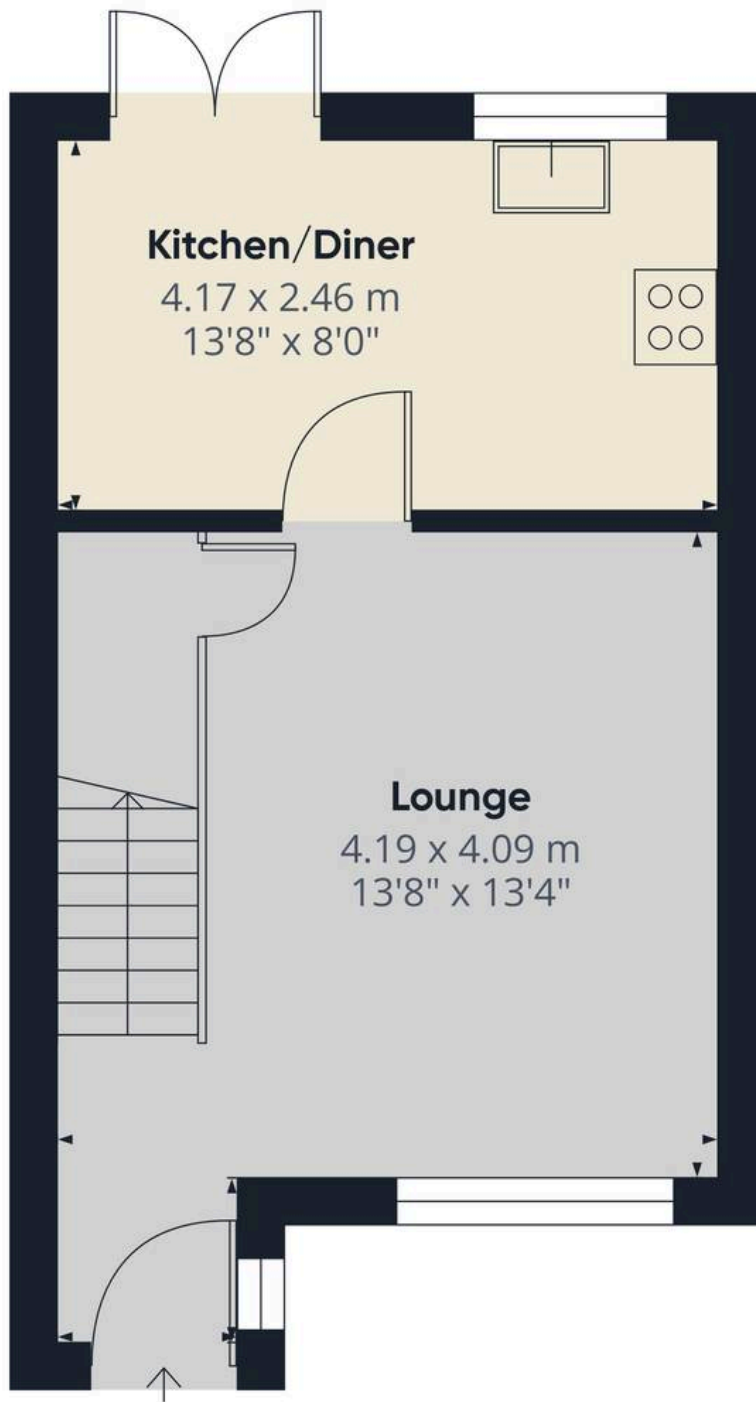
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Ground Floor



Ground Floor

Approximate total area⁽¹⁾

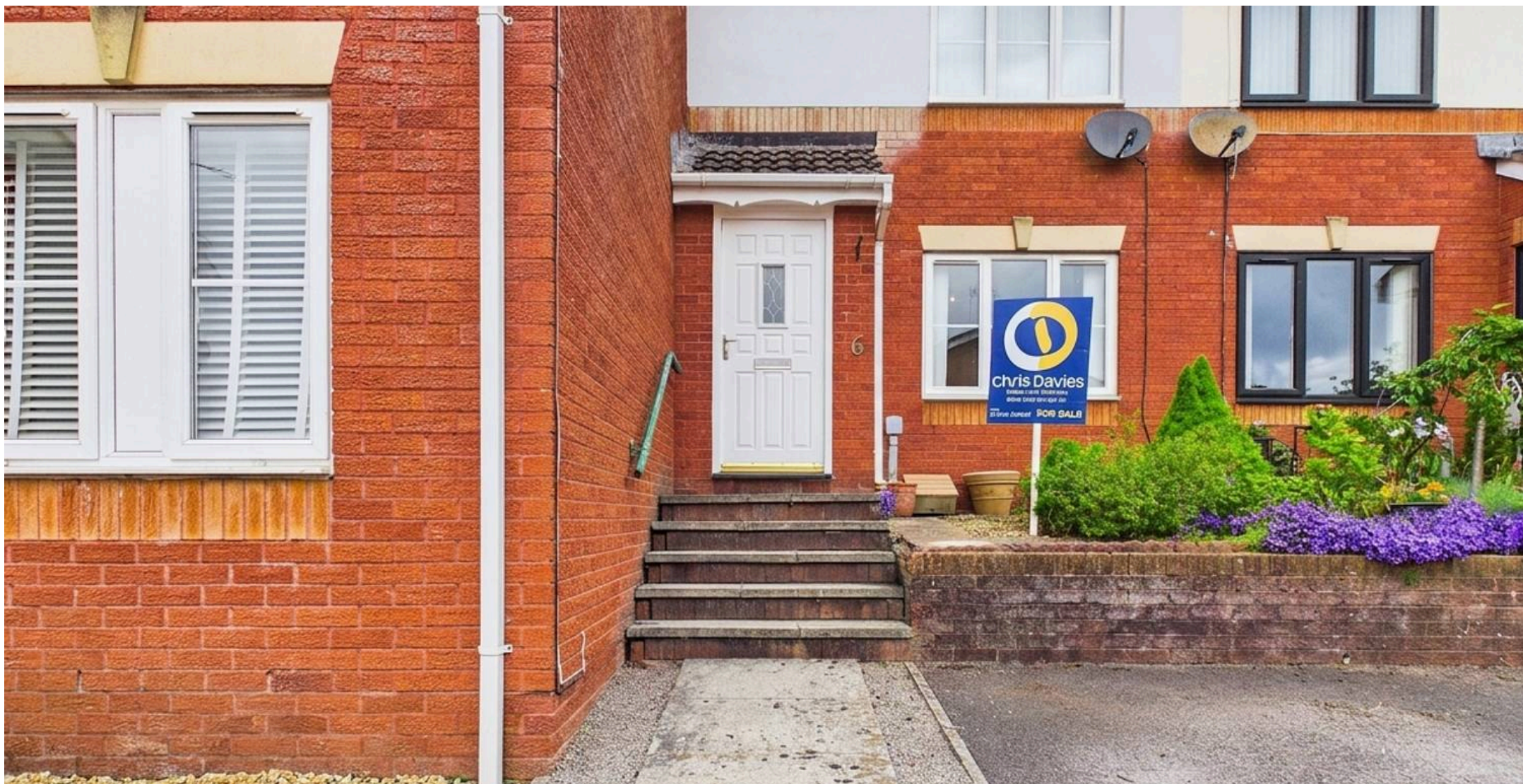
29.1 m²
313 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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.