





13 Beryl Road

Barry, Barry

Well presented three bedroom mid-terrace located in the heart of the town centre with a modern kitchen, utility, new windows and boiler, low maintenance gardens and easy access to amenities and transport links!

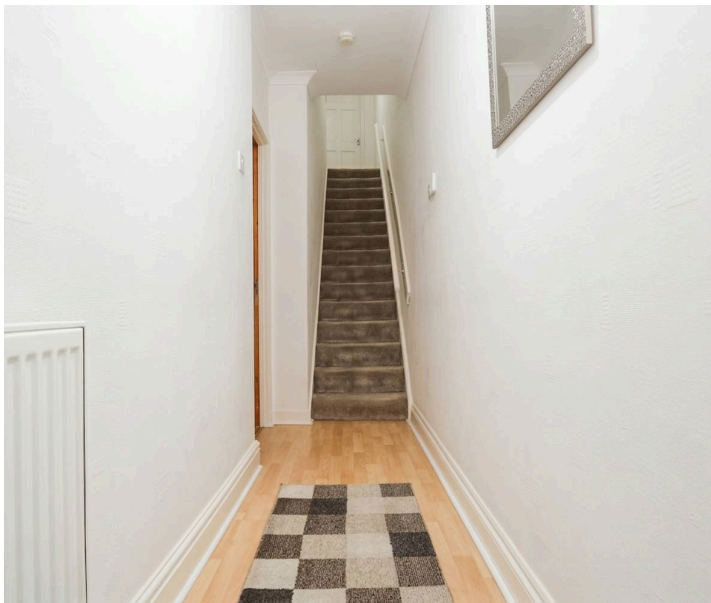
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- THREE BEDROOM TRADITIONAL MID-TERRACE PROPERTY
- SEPARATE LOUNGE, DINING ROOM AND KITCHEN PLUS UTILITY ROOM
- MODERN FIRST FLOOR FAMILY BATHROOM
- LOW MAINTENANCE FRONT AND REAR GARDENS
- NEW TILT AND TURN WINDOWS (2019)
- PORCH ROOF REPLACED IN LAST 3 YEARS
- MODERN COMBI BOILER (2019)
- EPC TBC
- TOWN CENTRE LOCATION CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS





Porch

3' 3" x 2' 7" (0.98m x 0.80m)

Entrance into the property via a composite front door with opaque glazing into an entrance porch. The porch has wood effect flooring, half-height wooden wall panelling with the remainder of the walls being papered and a smooth ceiling. A further wooden glazed door leads through into the hallway.

Hallway

The hallway has wood effect flooring, papered walls and a smooth coved ceiling. There is a radiator, a carpeted staircase giving access to the first floor and a door leading through into the lounge/diner.

Lounge

12' 6" x 10' 11" (3.80m x 3.33m)

The lounge is carpeted with papered walls and a textured coved ceiling. There is a large front aspect window, a radiator and a feature gas fireplace with a wooden mantel. Double opening wooden doors give access to the dining room. Measurements have been taken into the recesses.

Dining Room

12' 3" x 11' 11" (3.73m x 3.63m)

The dining room has wood effect flooring, papered walls and a textured coved ceiling. There is a rear aspect window, a radiator, a door giving access to storage beneath the stairs and a door leading through into the kitchen. Measurements have been taken into the recesses.





Kitchen

17' 7" x 9' 3" (5.35m x 2.83m)

Wood effect flooring, smooth walls and a smooth coved ceiling. The kitchen comprises a good range of matching eye and base level units with complementing wood effect worktops. There is a stainless steel one and a half bowled sink inset with a stainless steel mixer tap ovetop and a tiled splash back. Integrated appliances include a single electric oven, a four-ring gas hob, an extractor hood and a washing machine. There is space and plumbing for a freestanding dishwasher (to remain) and space for a freestanding fridge/freezer. There is also a side aspect window, bi-folding doors giving access to the rear garden and a uPVC glazed door giving access to the utility room.

Utility Room

17' 4" x 3' 10" (5.29m x 1.18m)

The utility room is carpeted with a polycarbonate roof. There are uPVC double-glazed windows and double-opening French doors giving access to the garden. Space for additional appliances as required.

Landing

A carpeted staircase leads up to a carpeted landing. The landing has papered walls and a smooth coved ceiling. There is loft access and doors giving access to three bedrooms and a family bathroom.

Bedroom One

14' 8" x 9' 11" (4.48m x 3.02m)

Bedroom one is carpeted with papered walls and a textured coved ceiling. There are two front aspect windows and a radiator.

Bedroom Two

11' 11" x 9' 2" (3.62m x 2.80m)

Bedroom two is carpeted with papered walls and a textured coved ceiling. There is a rear aspect window and a radiator.





Bedroom Three

9' 4" x 9' 4" (2.85m x 2.85m)

Bedroom three is carpeted with smooth walls and a textured covered ceiling. There is a rear aspect window, a radiator and a cupboard housing the combi boiler.

Bathroom

The bathroom has vinyl flooring and full height wall tiling. There is a three piece white suite comprising a vanity washbasin, a bath with a shower over and a concealed cistern WC with a push-button flush. There is also an opaque side aspect window and a towel radiator.

Rear Garden

A fully enclosed, low maintenance courtyard style garden. Laid to patio slabs. A timber gate provides access to the rear lane.

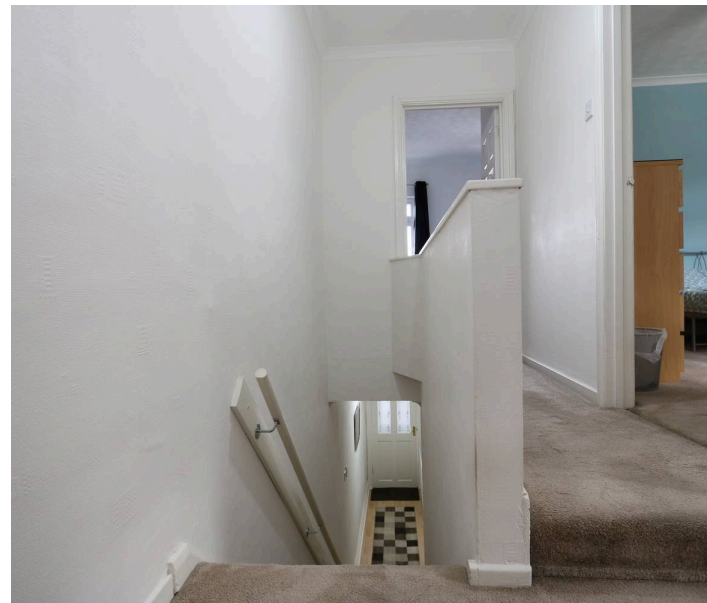
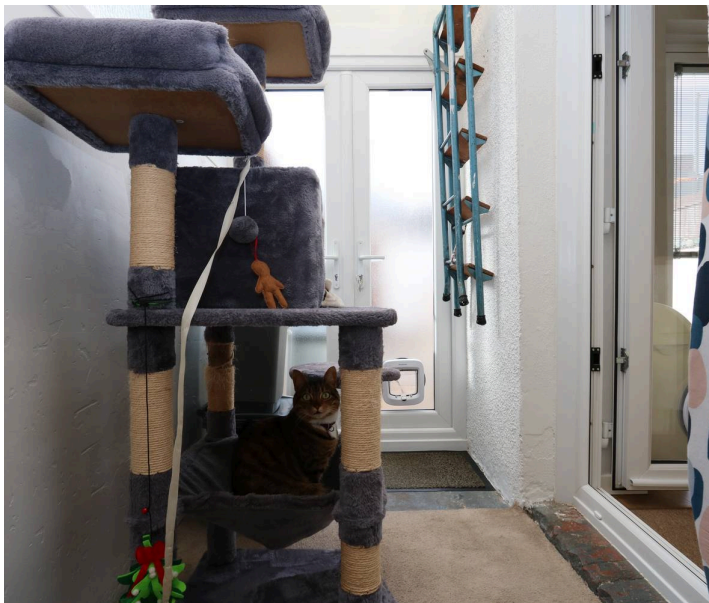
Front Garden

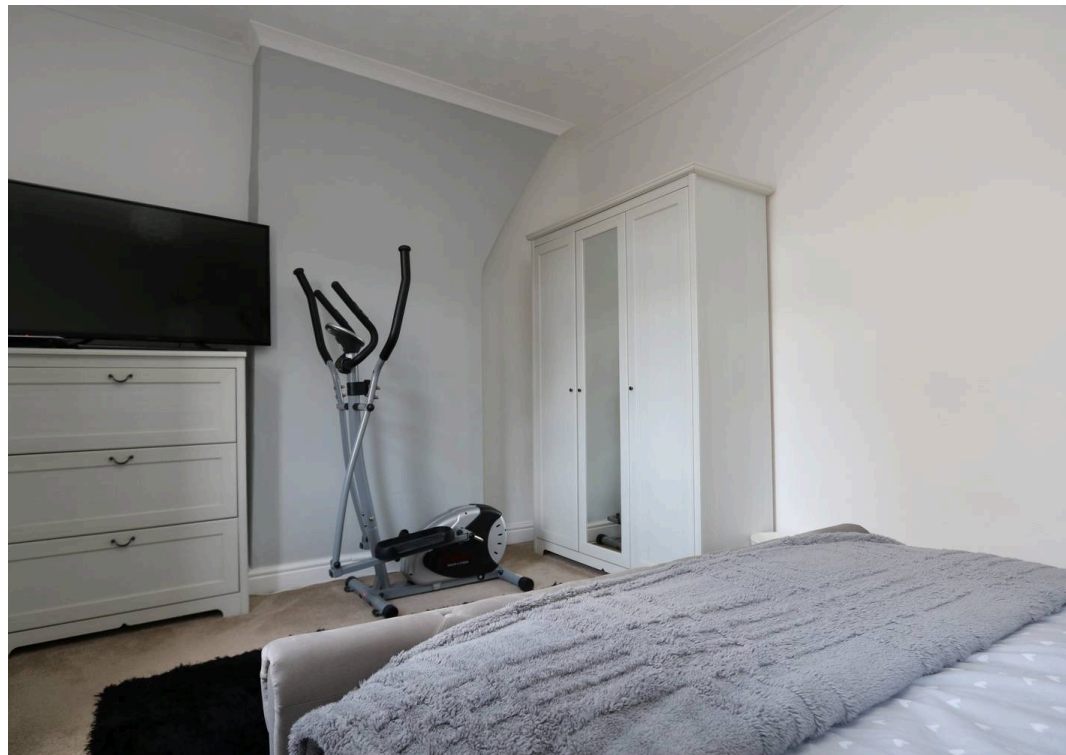
A small fore-courted front garden laid to patio slabs and fully enclosed by low brick walls and a pedestrian access gate.

PERMIT

1 Parking Space

On-street, permit parking available.













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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.