





## 116 Main Street

Barry, Barry

Three bedroom semi-detached house with open plan lounge/diner, separate kitchen, modern bathroom, downstairs WC, enclosed gardens, driveway parking to rear, EPC C71. No onward chain. Ideal for families or first-time buyers!

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- NO ONWARD CHAIN
- THREE BEDROOM SEMI-DETACHED PROPERTY
- OPEN PLAN LOUNGE/DINER AND SEPARATE KITCHEN
- DOWNSTAIRS WC PLUS FIRST FLOOR BATHROOM
- DRIVEWAY TO THE REAR (ACCESSED VIA BEVERLEY STREET)
- ENCLOSED FRONT AND REAR GARDENS
- EPC C71





### **Hallway**

Entrance into the property via a uPVC front door with opaque glazing into an entrance hallway. The hallway has wooden flooring, smooth walls and a smooth ceiling. There is a carpeted staircase leading up to the first floor, a radiator and doors giving access to the lounge/diner and the kitchen.

### **Lounge**

12' 4" x 11' 11" (3.75m x 3.62m)

Wooden flooring, smooth walls with a papered feature wall and a smooth coved ceiling. A radiator and a front aspect window. Open to the dining room.

### **Dining Room**

10' 9" x 9' 11" (3.28m x 3.02m)

Wooden flooring, smooth walls and a smooth coved ceiling. A radiator, an internal door giving access to the kitchen, two rear aspect windows and a glazed uPVC door giving access to the rear garden.

### **Kitchen**

10' 9" x 8' 4" (3.28m x 2.53m)

Uncovered floor, smooth walls and a smooth ceiling. The kitchen comprises a good range of modern grey eye and base level units with complementing laminate work tops. There is a stainless steel sink inset with a stainless steel mixer tap over top. Integrated appliances include a single electric oven, a four ring stainless steel gas hob and a stainless steel extractor hood. A marble effect splash back behind the hob. There is a wall mounted boiler, a rear aspect window, a door giving access to the rear lobby and a door leading back into the hallway.





### **Rear Lobby**

4' 7" x 3' 3" (1.39m x 0.98m)

Tiled flooring, smooth walls and a smooth ceiling.

There is a door giving access to a downstairs WC and a uPVC door with opaque glazing giving access to the front of the property.

### **WC**

4' 10" x 4' 2" (1.47m x 1.26m)

Tiled flooring, smooth walls and a smooth ceiling. A rear aspect opaque window and a radiator. A WC with a push button flush and a pedestal wash basin with stainless steel pillar taps over top.

### **Landing**

A carpeted staircase gives access to a carpeted landing with smooth walls and a smooth ceiling. There is a loft hatch, a side aspect window and doors giving access to three bedrooms, a storage cupboard and the family bathroom

### **Bedroom One**

11' 1" x 10' 7" (3.37m x 3.22m)

Carpeted, smooth walls with a feature papered wall and a smooth ceiling. A large front aspect window, a radiator and a built-in double wardrobe.

### **Bedroom Two**

11' 1" x 9' 2" (3.38m x 2.80m)

Carpeted with smooth walls and a smooth ceiling. A rear aspect window, a radiator and a built-in double wardrobe.

### **Bedroom Three**

7' 9" x 7' 11" (2.35m x 2.42m)

Carpeted with papered walls and a smooth ceiling. A front aspect window and a radiator.





### **Bathroom**

7' 2" x 5' 5" (2.18m x 1.65m)

Tiled flooring, tiled 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 over top and a white bath with a stainless steel mixer tap, a stainless steel thermostatic shower inset and a glass folding shower screen. There is a rear aspect opaque window and a towel radiator.

### **Lease**

There are 858 years remaining on the lease. The vendors have made us aware that there is no ground rent payable, however, the title shows a ground rent of £50.





#### **FRONT GARDEN**

An enclosed front garden which is largely laid to lawn bordered by feathered edge fencing. Steps ascend the front door.

#### **REAR GARDEN**

The rear garden is fully enclosed by feathered edge fencing. There is a paved patio area and side access to the front of the property.

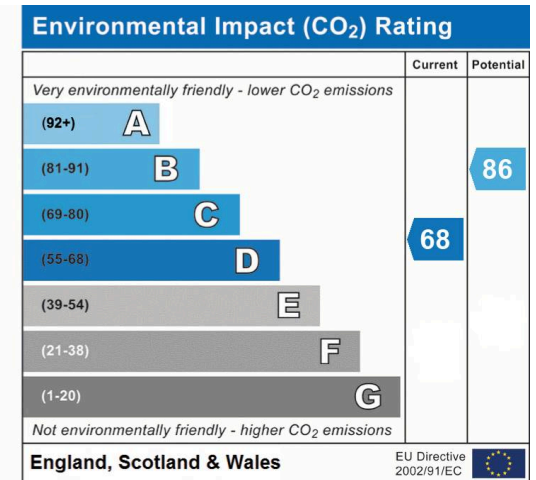
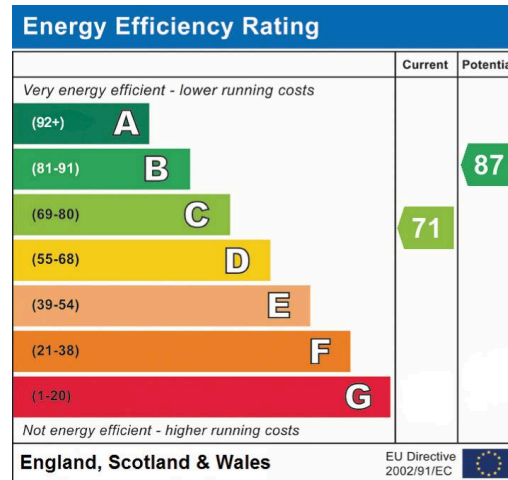
#### **OFF STREET**

1 Parking Space

Parking to the rear accessible via Beverley Street.

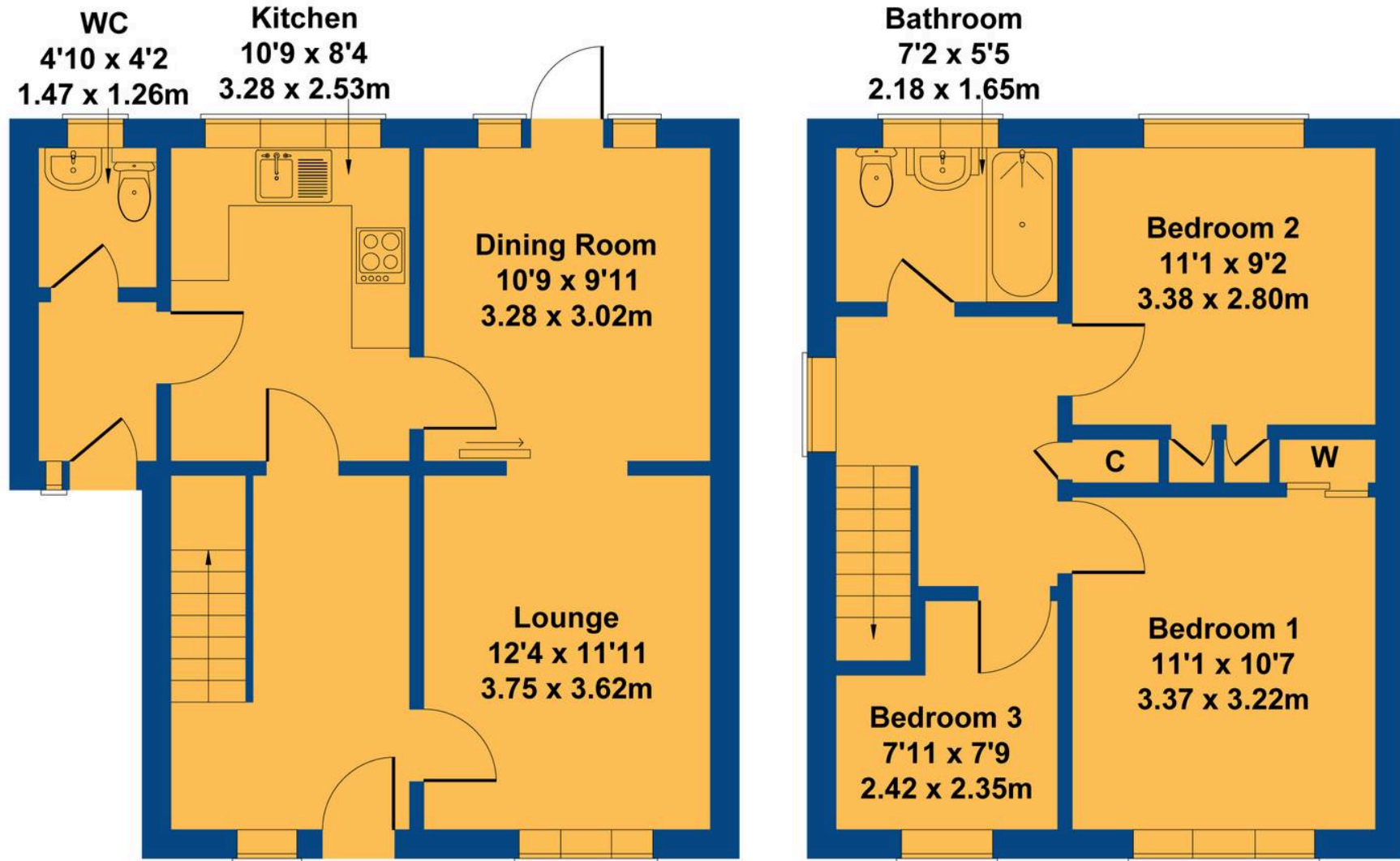






# 116 Main Street

Approximate Gross Internal Area  
930 sq ft - 86 sq m



**GROUND FLOOR**

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2025  
**For Illustrative Purposes Only.**





## Chris Davies Estate Agents

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