





## 37 Cornwall Road

Barry, Barry

Three bedroom semi-detached house with no onward chain, modern open plan kitchen, spacious lounge, front and rear gardens, close to amenities and transport links. Ideal for families or investors.

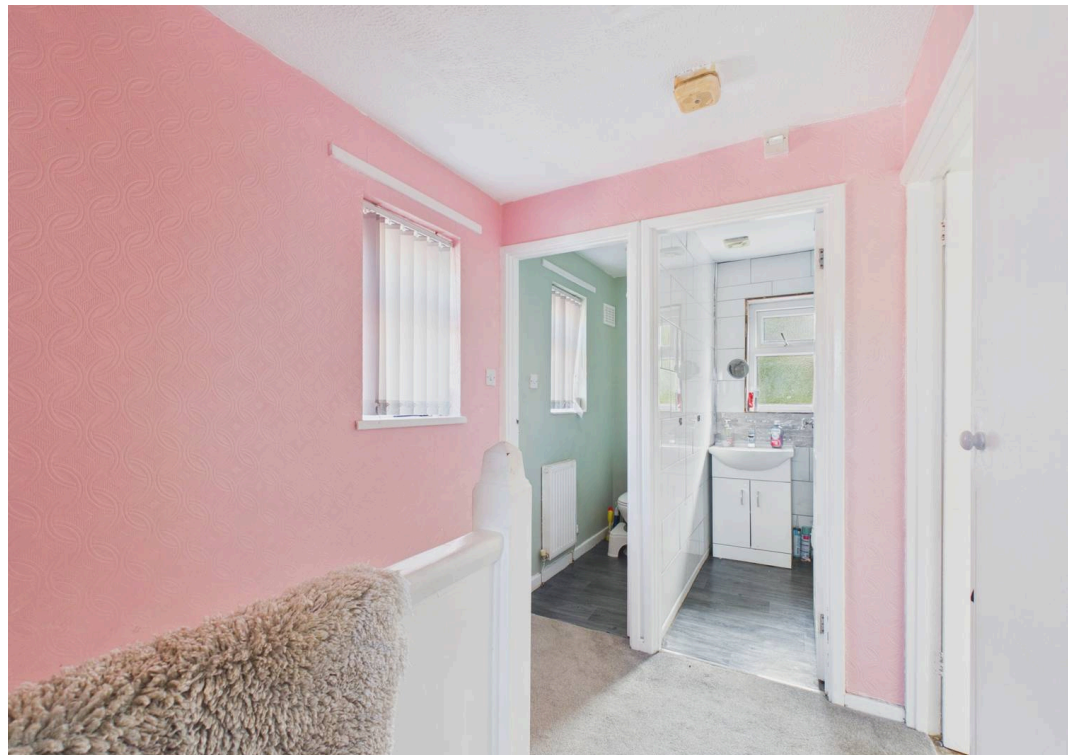
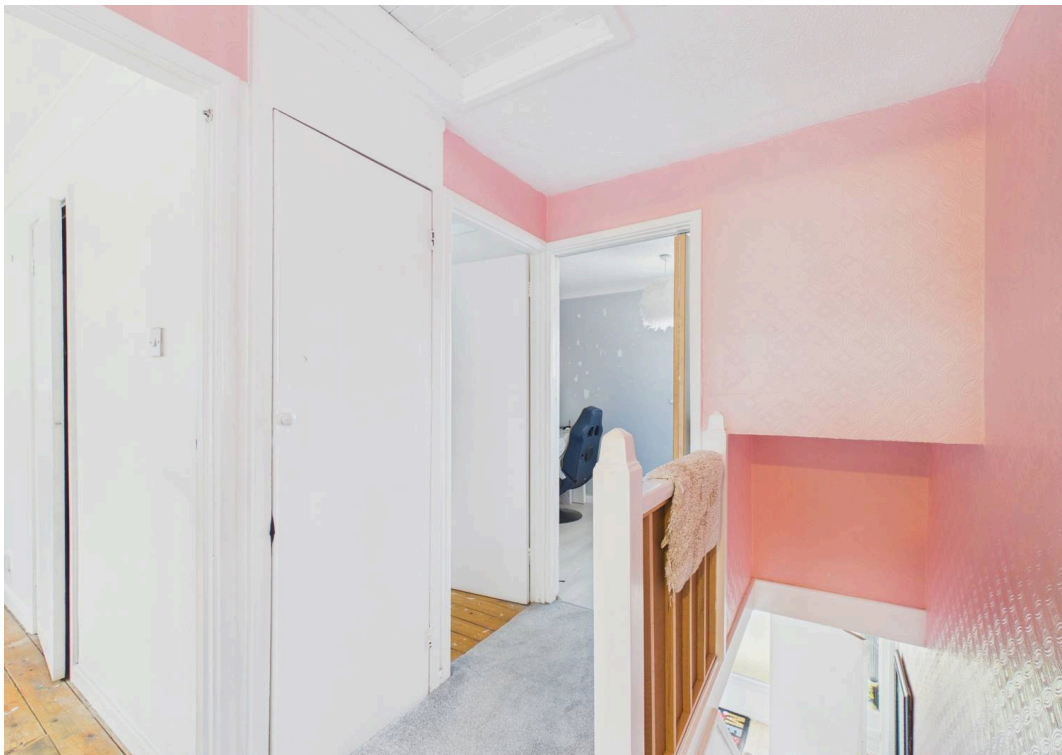
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

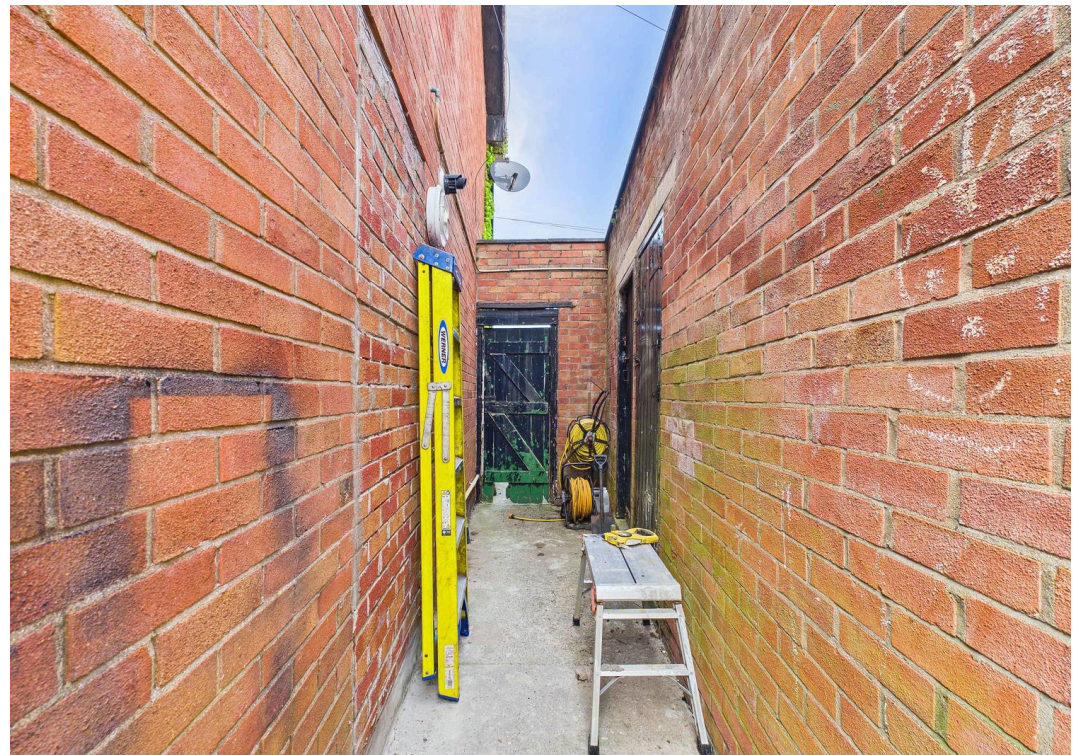
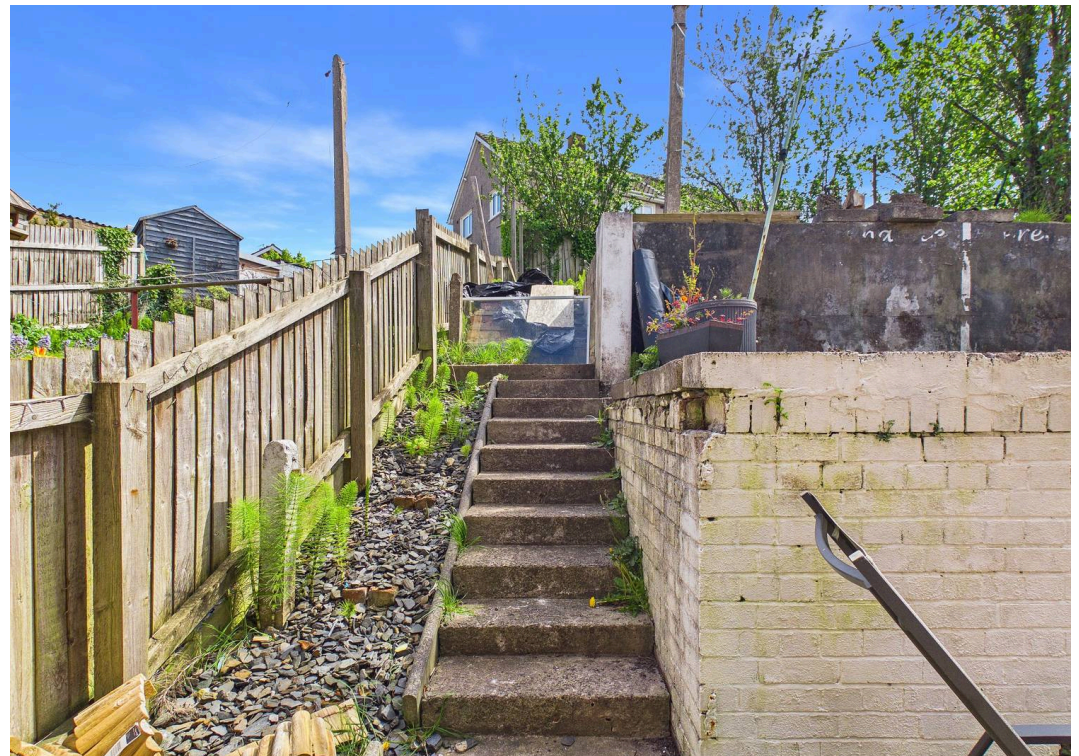
EPC Environmental Impact Rating:

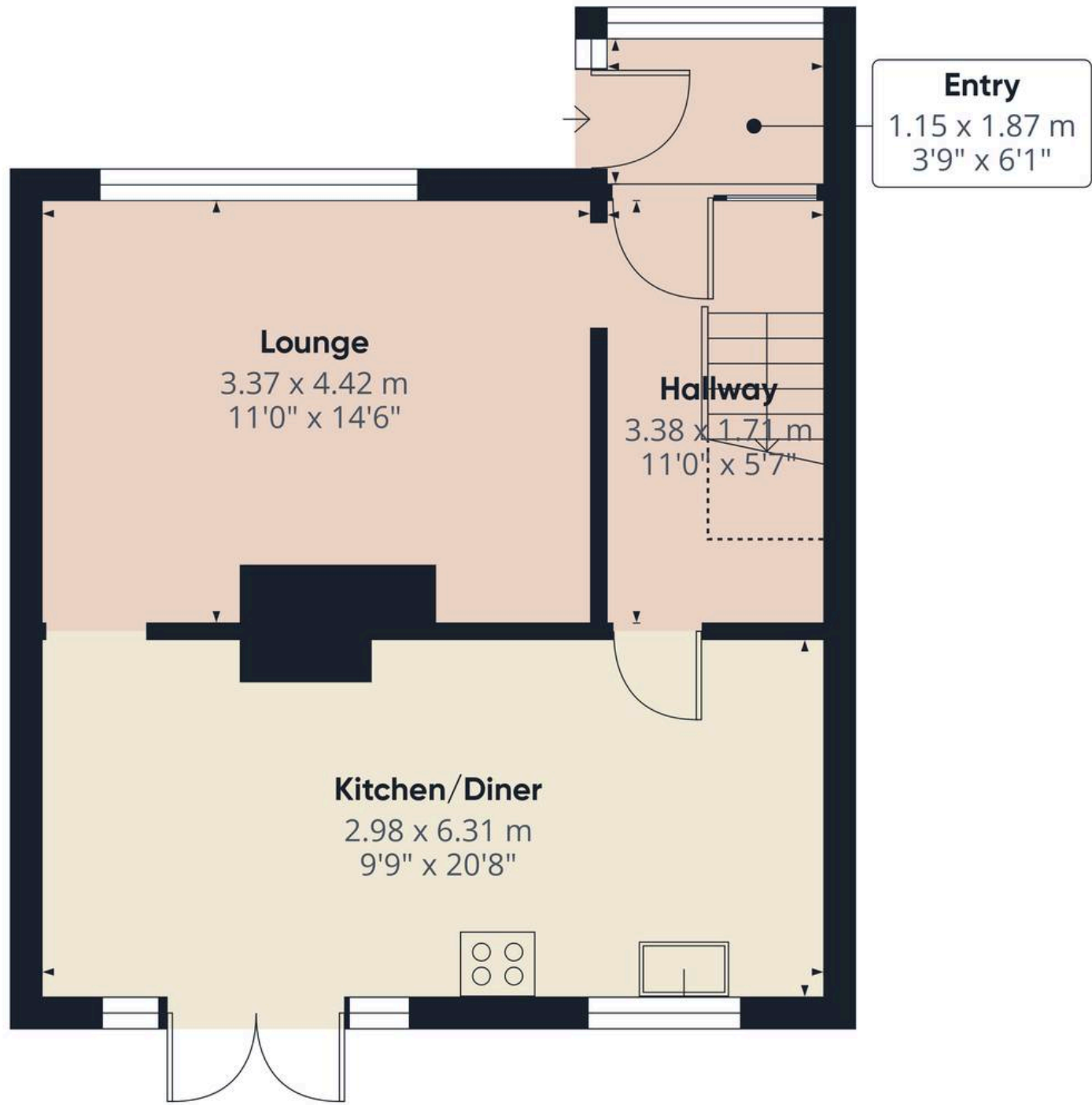
- NO ONWARD CHAIN
- IDEAL FIRST TIME BUY OR INVESTMENT
- THREE BEDROOM SEMI-DETACHED
- SPACIOUS LOUNGE
- MODERN OPEN PLAN KITCHEN/DINER
- SEPARATE WC AND BATHROOM TO FIRST FLOOR
- GENEROUS FRONT AND REAR GARDENS
- EPC TBC











**Approximate total area<sup>(1)</sup>**

41.9 m<sup>2</sup>  
452 ft<sup>2</sup>

**Reduced headroom**

1.2 m<sup>2</sup>  
13 ft<sup>2</sup>

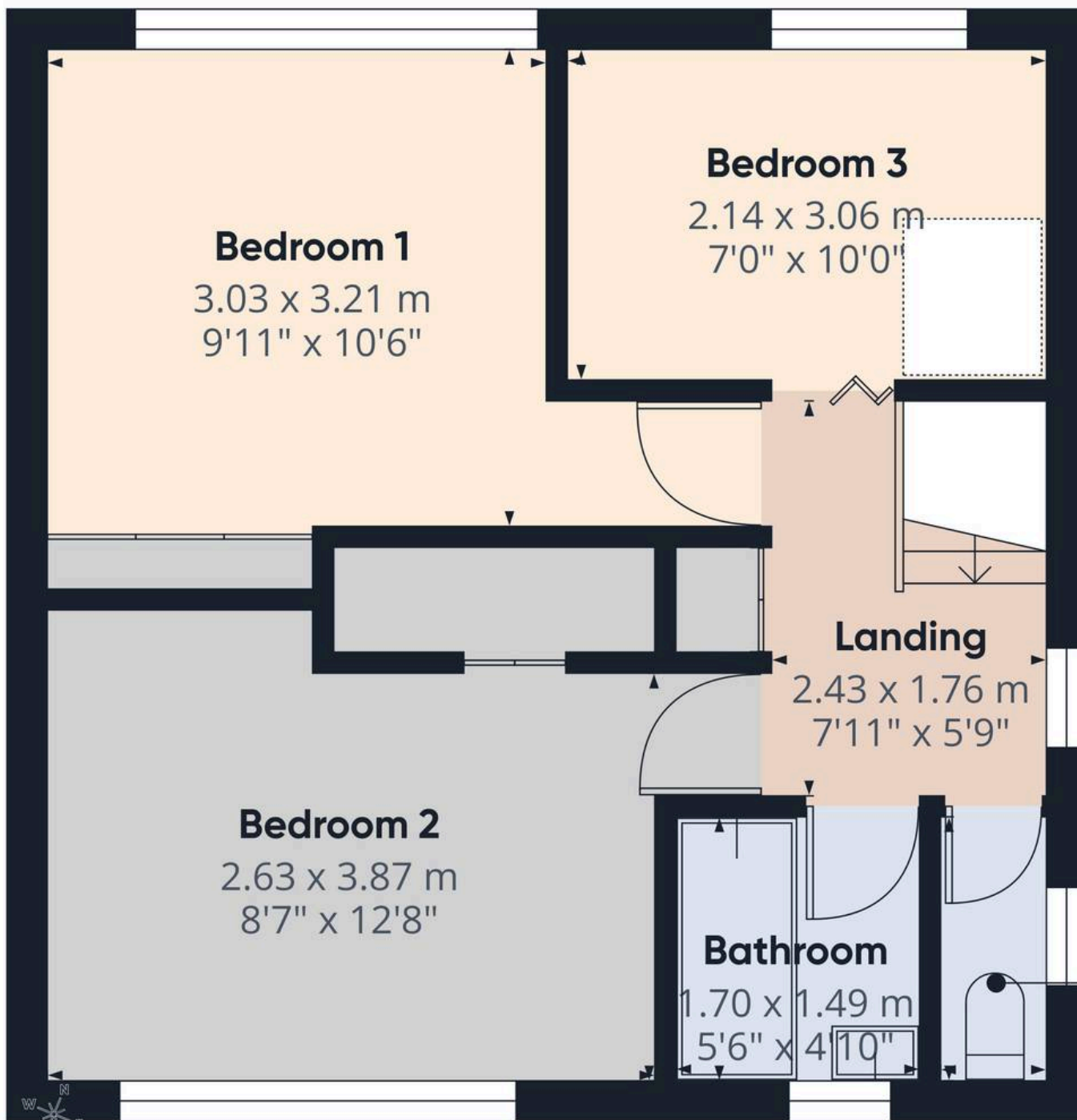
(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 1.5 m/5 ft

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

**GIRAFFE360**



First Floor

Approximate total area<sup>(1)</sup>

37 m<sup>2</sup>  
397 ft<sup>2</sup>

(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.

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## Chris Davies Estate Agents

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