





## 15 Beatrice Road

Barry, Barry

Charming period mid-terrace with three double bedrooms, open plan lounge/diner, separate kitchen, modern shower room, gardens front and rear and on-street parking. Ideal for first time buyers or investors alike!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- PERIOD MID-TERRACE
- IDEAL FIRST TIME BUY OR INVESTMENT
- NO ONWARD CHAIN
- MODERNISATION REQUIRED
- THREE DOUBLE BEDROOMS
- SPACIOUS OPEN PLAN LOUNGE/DINER
- SEPARATE FITTED KITCHEN
- GROUND FLOOR SHOWER ROOM
- LOW MAINTENANCE, ENCLOSED REAR GARDEN
- EPC C72





### **Hallway**

Entrance into the property via a UPVC front door with opaque glazing into an entrance hallway. The hallway has wood effect flooring, papered walls and a textured coved ceiling. A carpeted staircase gives access to the first floor and a door leads through into the open plan lounge/diner.

### **Lounge/Diner**

24' 10" x 11' 8" (7.58m x 3.55m)

The lounge/diner is carpeted with papered walls and a textured coved ceiling. There is a large front aspect bay window, a rear aspect window, two radiators, built-in shelving and cupboards to the alcoves and a feature electric fireplace with a wooden mantel. A sliding door gives access to the kitchen.

Measurements have been taken into the bay, but exclude the recesses either side of the chimney breasts.

### **Kitchen**

10' 2" x 9' 0" (3.09m x 2.74m)

The kitchen has tiled flooring, full-height wall tiling and a polystyrene tiled ceiling. The kitchen comprises a range of matching eye and base level units with complementing laminate worktops. There is a stainless steel sink unit with stainless steel pillar taps overtop. There is space for a free-standing cooker and fridge/freezer along with space and plumbing for a washing machine. Open to storage beneath the stairs. There is a side aspect window and a door leading through into the rear lobby.

### **Rear Lobby**

5' 8" x 3' 10" (1.72m x 1.16m)

The rear lobby has a continuation of the tiled flooring from the kitchen, full-height wall tiling and a textured ceiling. There is a door giving access to the ground floor shower room and a UPVC door with opaque glazing giving access to the garden.





### **Ground Floor Shower Room**

5' 10" x 5' 6" (1.78m x 1.67m)

The shower room has a continuation of the tiled flooring, full-height wall tiling and a textured ceiling. There is a three piece white suite comprising a WC, a wall-mounted wash basin with stainless steel pillar taps ovetop and a walk-in shower cubicle with an electric shower inset and a glass shower screen. There is also an opaque rear aspect window and a radiator.

### **Landing**

A carpeted staircase gives access to a carpeted landing with papered walls and a textured covered ceiling. There is a wooden balustrade, doors giving access to three bedrooms and loft access.

### **Bedroom One**

13' 1" x 11' 0" (4.00m x 3.36m)

Bedroom one is carpeted with papered walls and a textured covered ceiling. There are two front aspect windows, a radiator and ample fitted wardrobes. Please note measurements exclude the depth of the fitted wardrobes.

### **Bedroom Two**

10' 10" x 9' 11" (3.29m x 3.02m)

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

### **Bedroom Three**

11' 11" x 8' 11" (3.62m x 2.72m)

Bedroom three is carpeted with papered walls and a polystyrene tiled ceiling. There is a side aspect window, a radiator and a cupboard housing the Worcester combi boiler.





#### **FRONT GARDEN**

A small fore-courted front garden. Fully enclosed by low brick walls and a cast iron pedestrian access gate. A paved pathway leads to the front door.

#### **REAR GARDEN**

A low maintenance, fully enclosed tiered rear garden. Largely laid to patio slabs with an area of artificial lawn.

#### **ON STREET**

1 Parking Space

Ample on street parking is available.



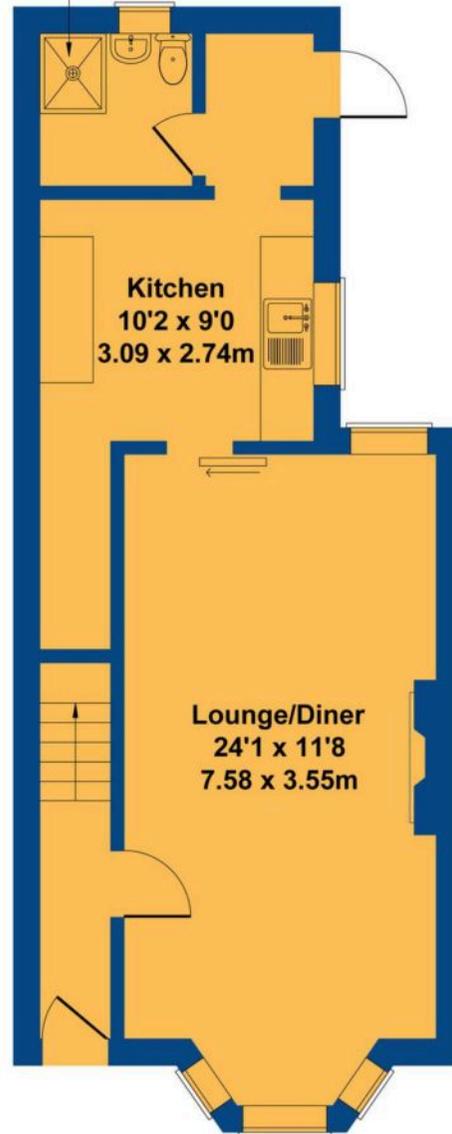




# 15 Beatrice Road

Approximate Gross Internal Area  
904 sq ft - 84 sq m

Shower Room  
5'10 x 5'6  
1.78 x 1.67m



**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.





## Chris Davies Estate Agents

Chris Davies Estate Agents, 24 High Street - CF62 7EA

01446 700007

[barry@chris-davies.co.uk](mailto:barry@chris-davies.co.uk)

[www.chris-davies.co.uk/](http://www.chris-davies.co.uk/)

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