





## 48 Trinity Street

Barry, Barry

Own a piece of British television history – this three bedroom mid-terrace property is instantly recognisable as Uncle Bryn's house from the iconic and much-loved sitcom *Gavin & Stacey*! Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- FEATURED IN THE BAFTA AWARD WINNING BRITISH SITCOM 'GAVIN & STACEY'
- NO ONWARD CHAIN
- IDEAL FIRST TIME BUY OR INVESTMENT OPPORTUNITY
- LOCATED IN THE HIGHLY SOUGHT AFTER WEST END OF BARRY
- OPEN PLAN LOUNGE/DINER PERFECT FOR ENTERTAINING
- GROUND FLOOR BATHROOM
- THREE DOUBLE BEDROOMS
- FULLY ENCLOSED, LOW MAINTENANCE REAR GARDEN
- EPC D56





## Hallway

Entrance into the property via a uPVC front door with opaque glazing into an entrance hallway. The hallway is carpeted with papered walls and a textured ceiling. A carpeted staircase with a wooden balustrade gives access to the first floor. There is a radiator and space beneath the stairs for coats and shoes. Doors give access to the lounge/diner and the kitchen.

## Lounge/Diner

22' 6" x 11' 8" (6.85m x 3.55m)

The lounge is carpeted with papered walls and a textured coved ceiling. There is a front aspect bay window, a radiator and a wooden mantle. Open to the dining area. The dining area is carpeted with papered walls and a textured ceiling. There is a rear aspect window and a radiator.

## Kitchen

10' 9" x 9' 11" (3.27m x 3.02m)

The kitchen has vinyl tile effect flooring, papered walls and a textured ceiling. The kitchen comprises a range of wood effect eye and base level units with complementing laminate work tops and a tiled splash back. There is a stainless steel sink inset with stainless steel pillar taps over top. There is space and plumbing for a washing machine, space for a freestanding cooker and space for a freestanding fridge/freezer. There is also a wall-mounted Worcester combi boiler and a side aspect window. A wooden glazed door leads to the rear lobby.

## Rear Lobby

8' 4" x 2' 6" (2.55m x 0.76m)

Tiled flooring, papered walls and a textured ceiling. There is a radiator, a door giving access to the ground floor bathroom and a uPVC door with opaque glazing giving access to the rear garden.





#### **Ground Floor Bathroom**

7' 1" x 6' 6" (2.16m x 1.98m)

The bathroom has wood effect flooring, smooth walls and a textured ceiling. There is a three-piece white suite comprising a WC, a pedestal wash basin with stainless steel pillar taps over top and a bath with an electric shower inset and a folding glass shower screen. There is waterproof wall panelling within the bath, an extractor fan and a rear aspect opaque window.

#### **Landing**

A carpeted staircase gives access to a carpeted landing. The landing has papered walls and a papered ceiling. Doors lead off to three bedrooms and a storage cupboard. Loft access.

#### **Bedroom One**

15' 4" x 10' 6" (4.67m x 3.20m)

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

#### **Bedroom Two**

12' 0" x 9' 9" (3.65m x 2.97m)

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

#### **Bedroom Three**

10' 3" x 9' 11" (3.12m x 3.02m)

Bedroom three is carpeted with papered walls and a polystyrene tiled ceiling. There is a rear aspect window and a radiator.





#### FRONT GARDEN

A small fore-courted front garden, fully enclosed by low brick walls and a pedestrian access gate.

#### REAR GARDEN

A low maintenance and flat rear garden. Fully paved and enclosed by brick walls. There is a wooden gate giving access to the rear lane.

#### ON STREET

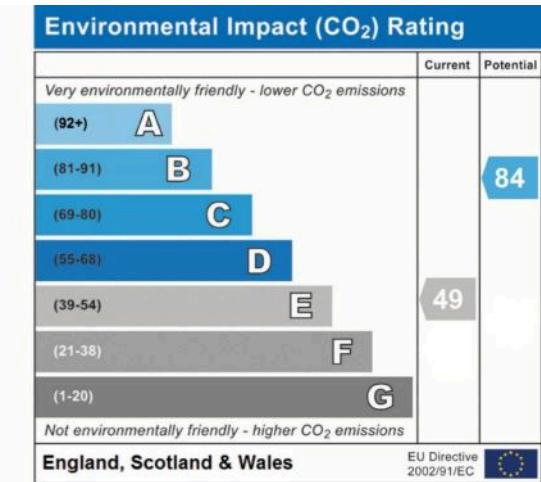
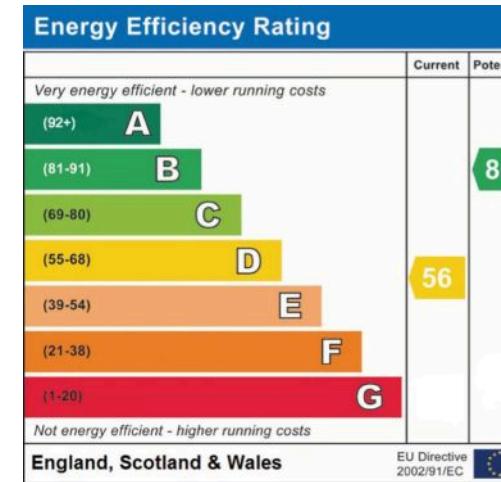
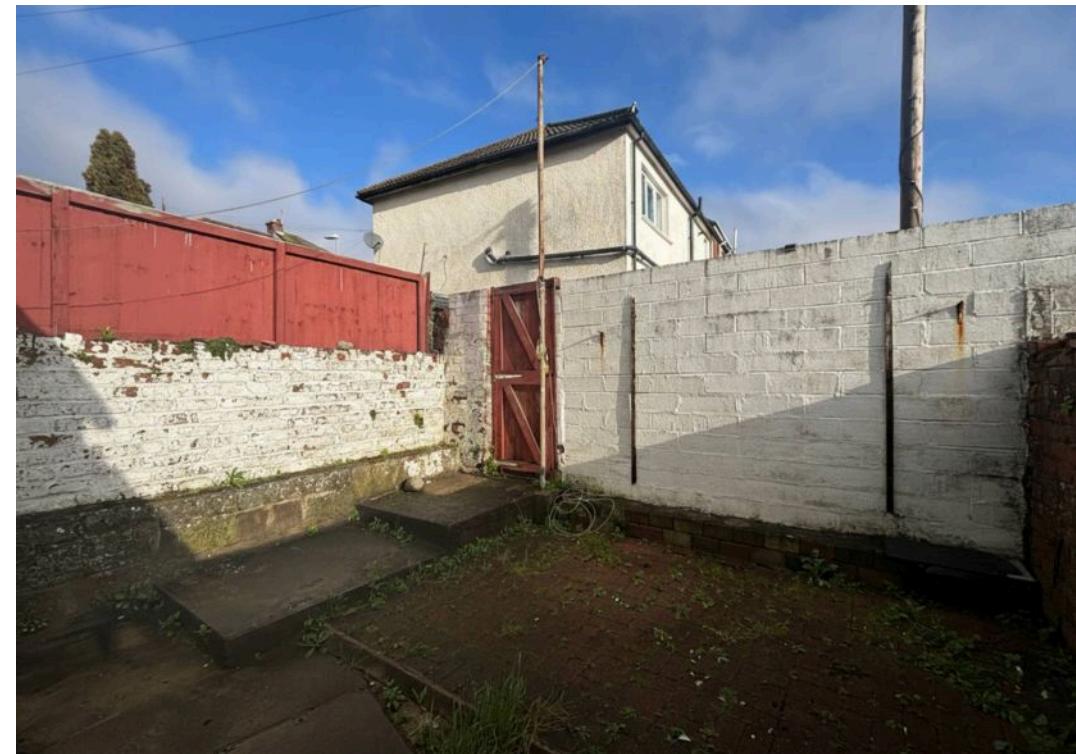
1 Parking Space

Ample on-street parking available.



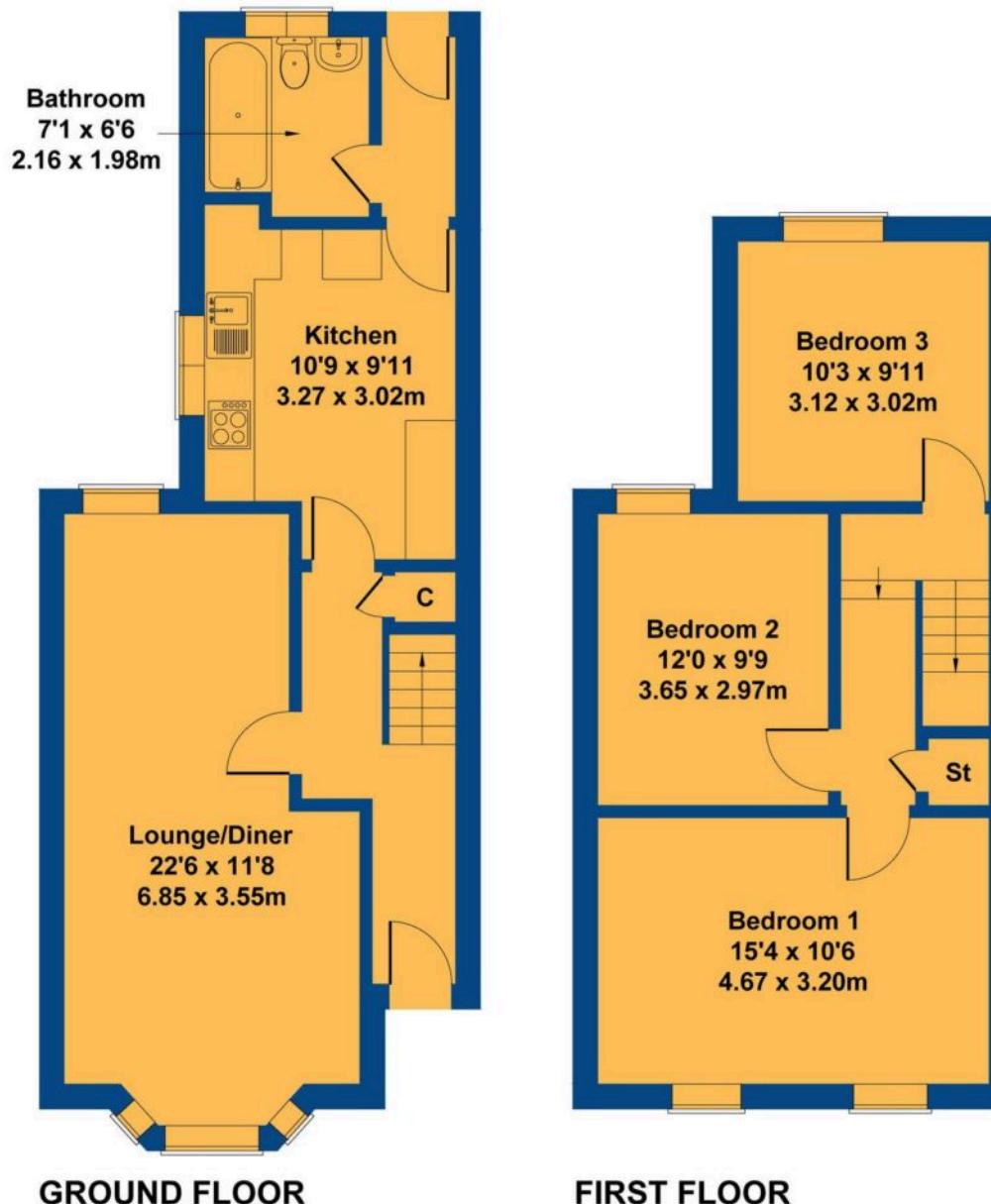






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Approximate Gross Internal Area  
980 sq ft - 91 sq m



Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.



## Chris Davies Estate Agents

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