





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!

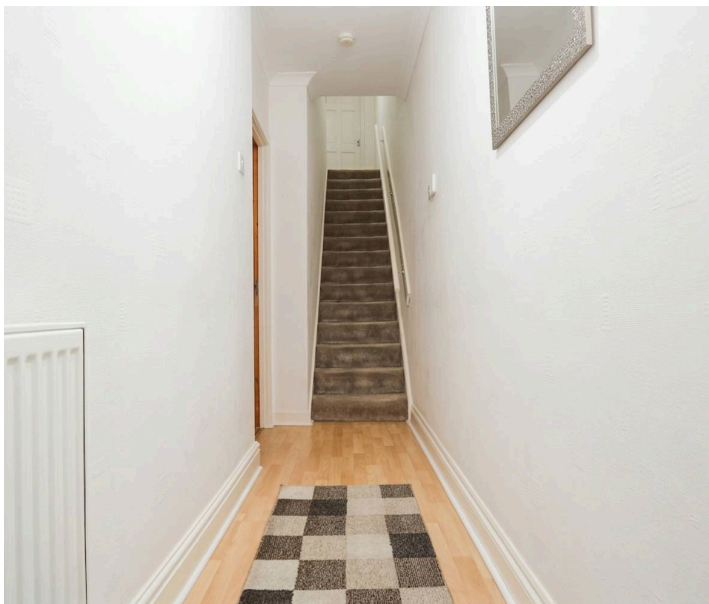
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

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 C70
- 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.

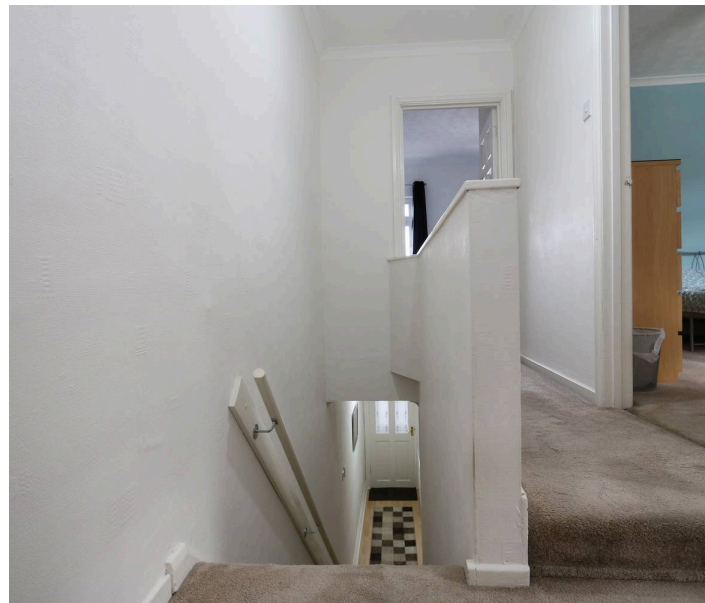
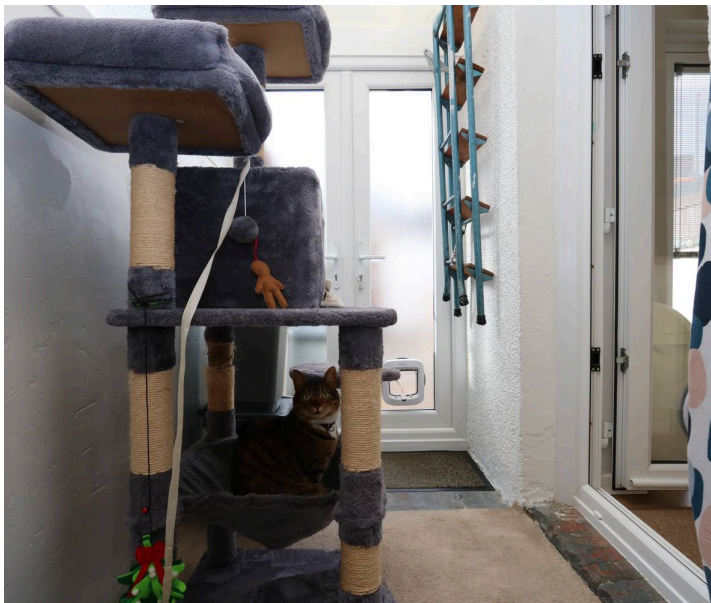
Front Garden

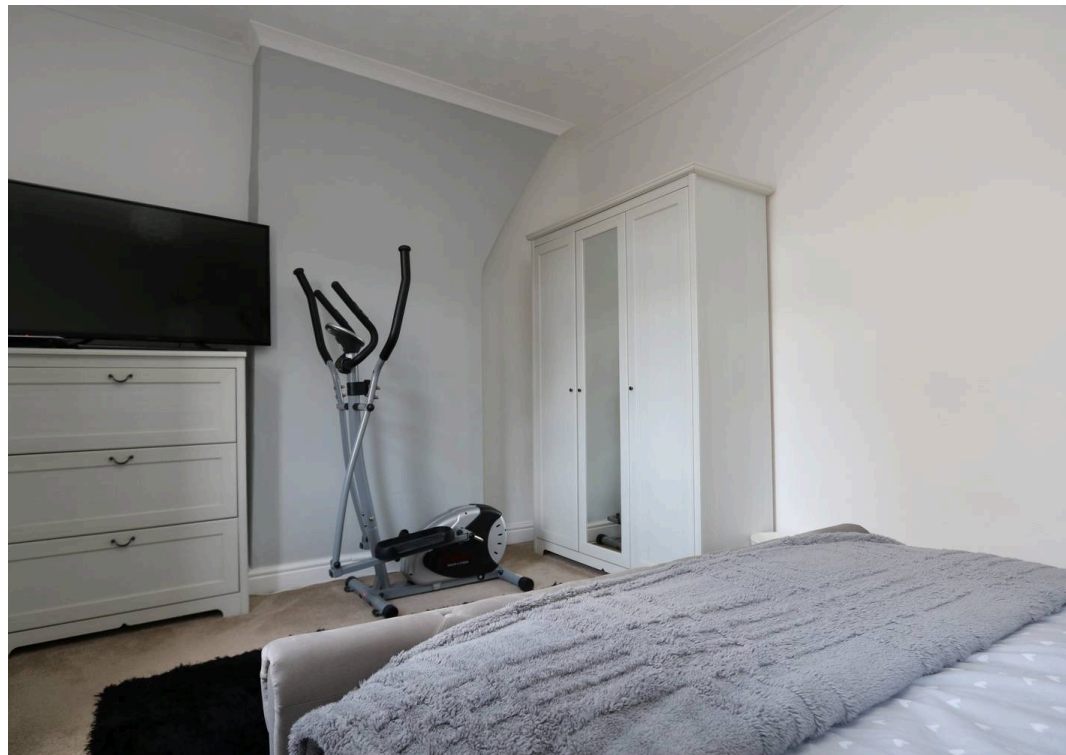
A small fore-courted front garden laid to patio slabs and fully enclosed by low brick walls and a pedestrian access gate.

PERMIT

1 Parking Space

On-street, permit parking available.





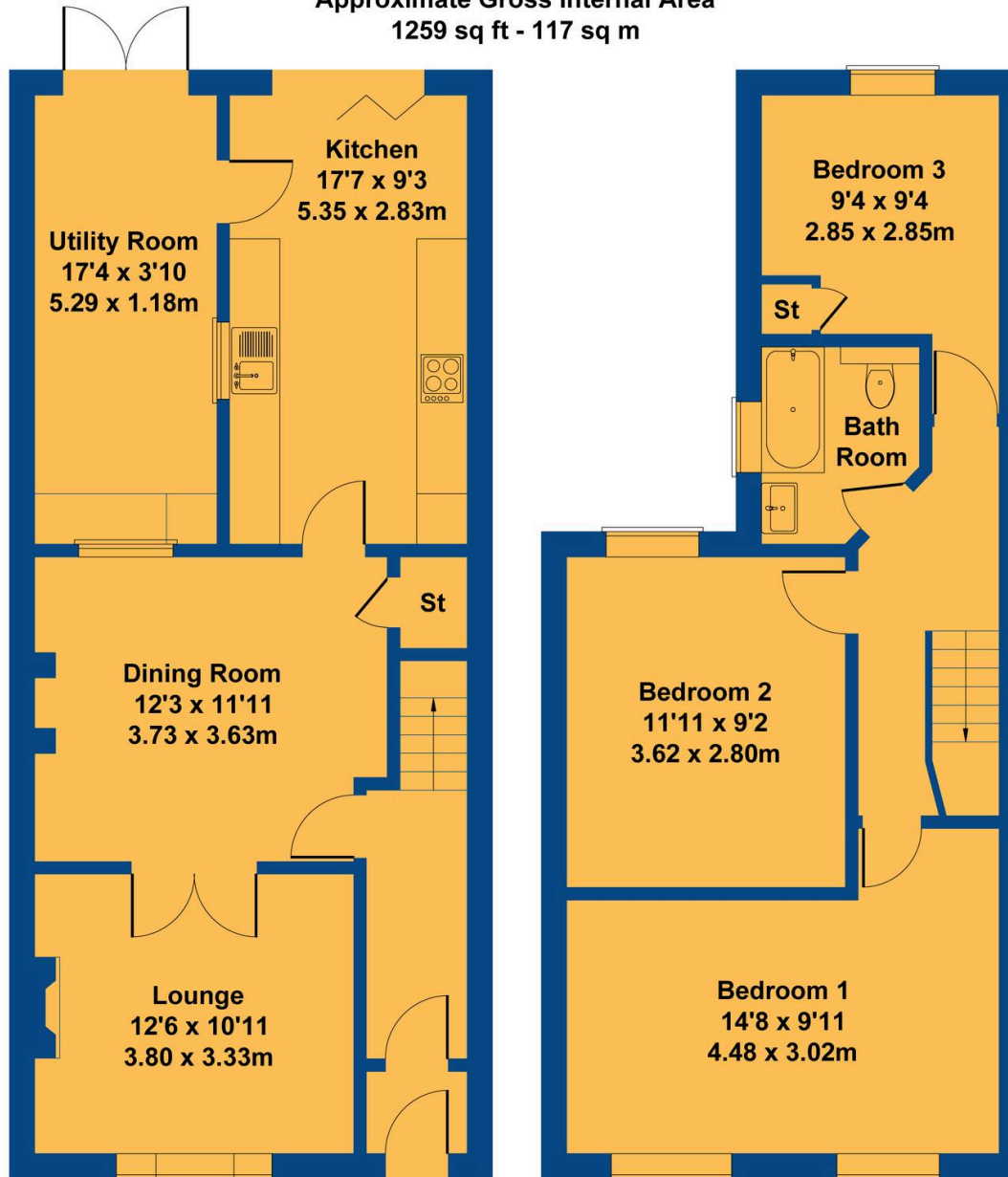






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Approximate Gross Internal Area
1259 sq ft - 117 sq m



GROUND FLOOR

FIRST FLOOR

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



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