





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

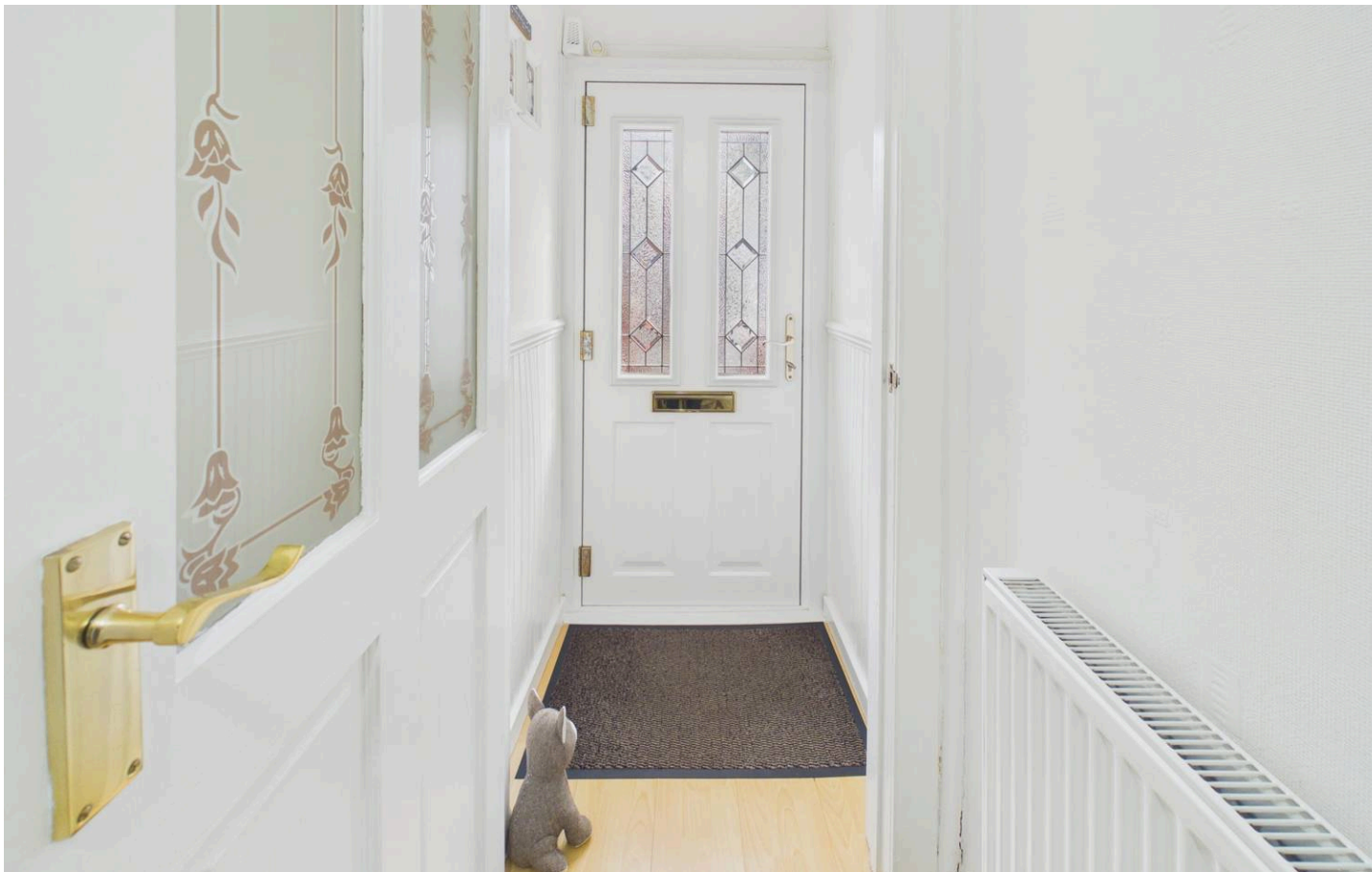
Tenure: Freehold

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

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

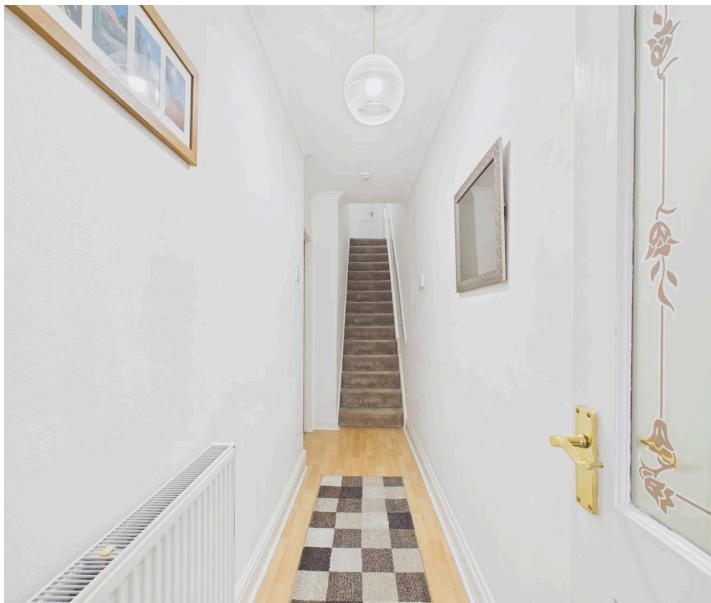
The hallway has wood effect flooring, papered walls and a smooth coved ceiling. There is a radiator, a carpeted staircase giving access to the first floor and a door leading through into the lounge/diner.

Lounge

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

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

Wood effect flooring, smooth walls and a smooth covered 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

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

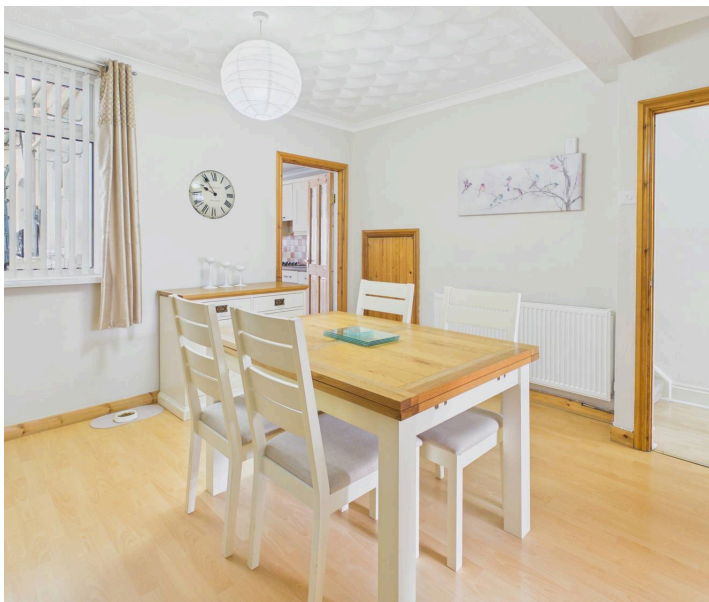
A carpeted staircase leads up to a carpeted landing. The landing has papered walls and a smooth covered ceiling. There is loft access and doors giving access to three bedrooms and a family bathroom.

Bedroom One

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

Bedroom Two

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





Bedroom Three

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

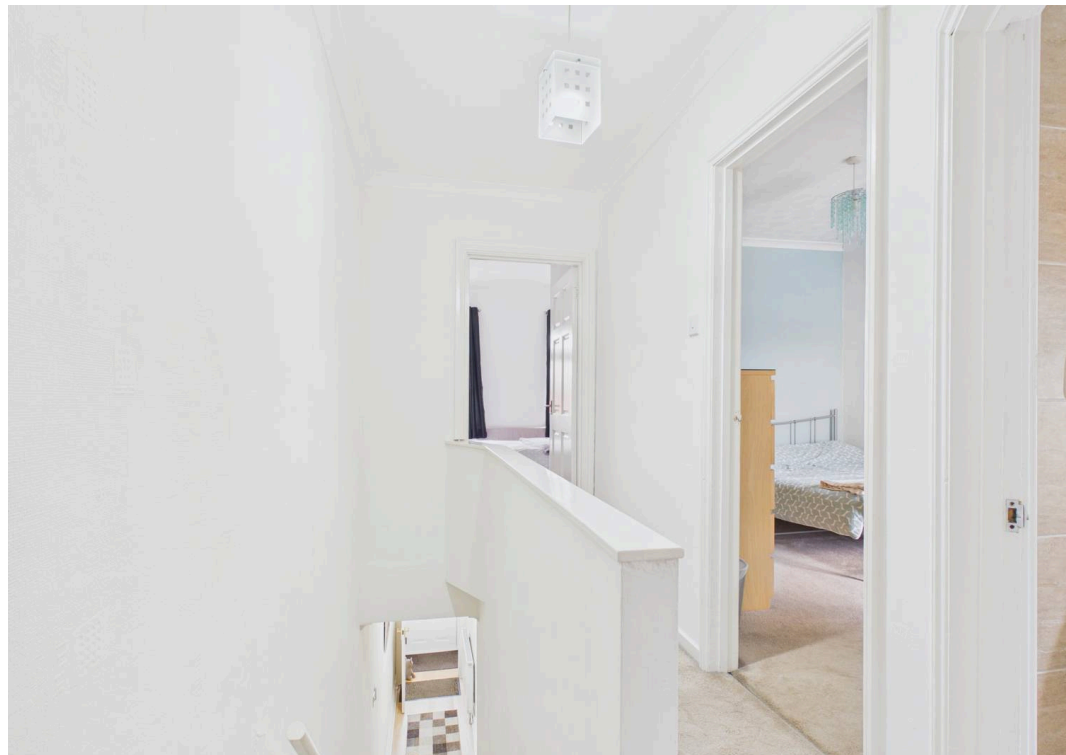
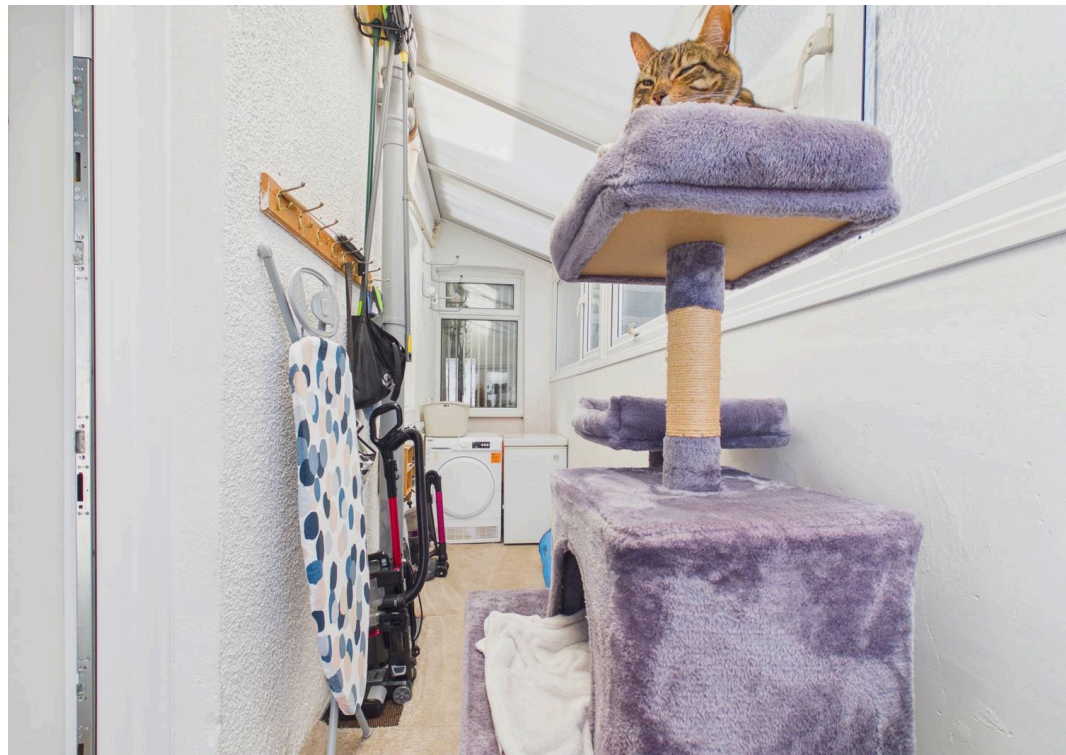
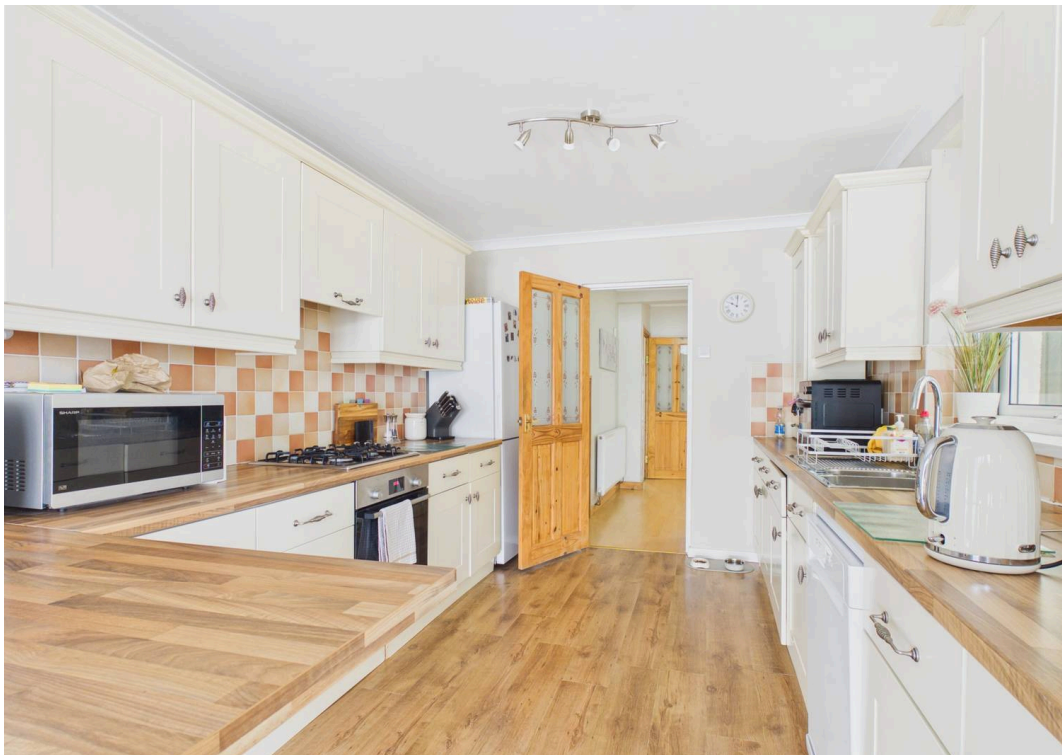
A small fore-courted front garden laid to patio slabs and fully enclosed by low brick walls and a pedestrian access gate.

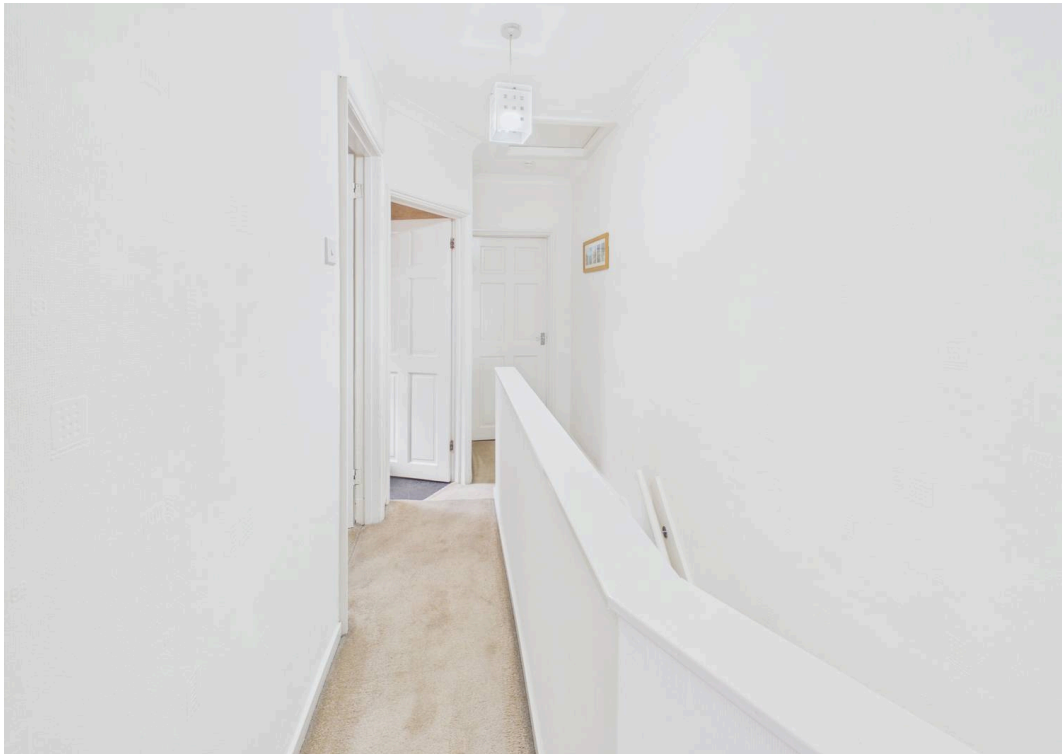
PERMIT

1 Parking Space

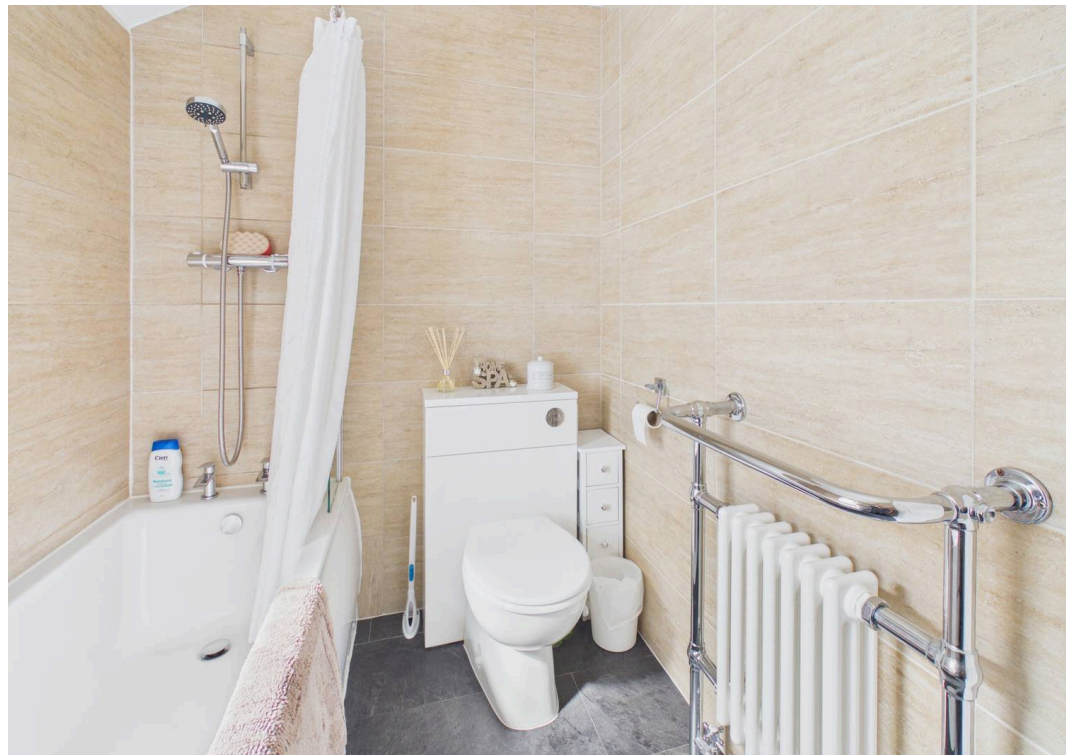
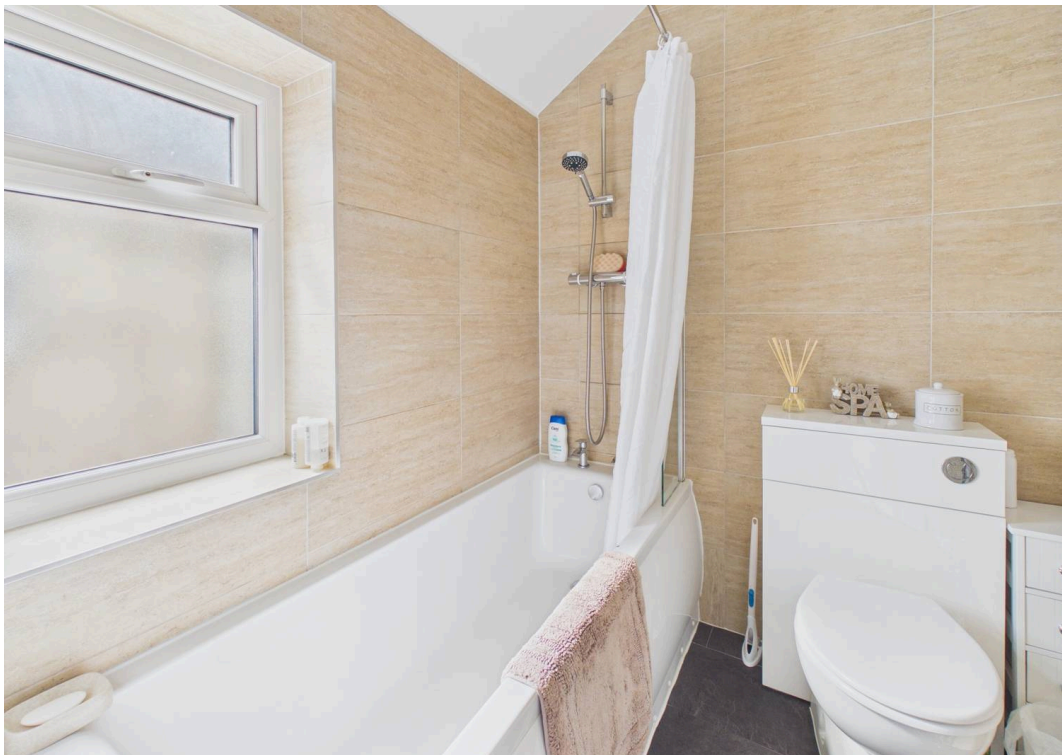
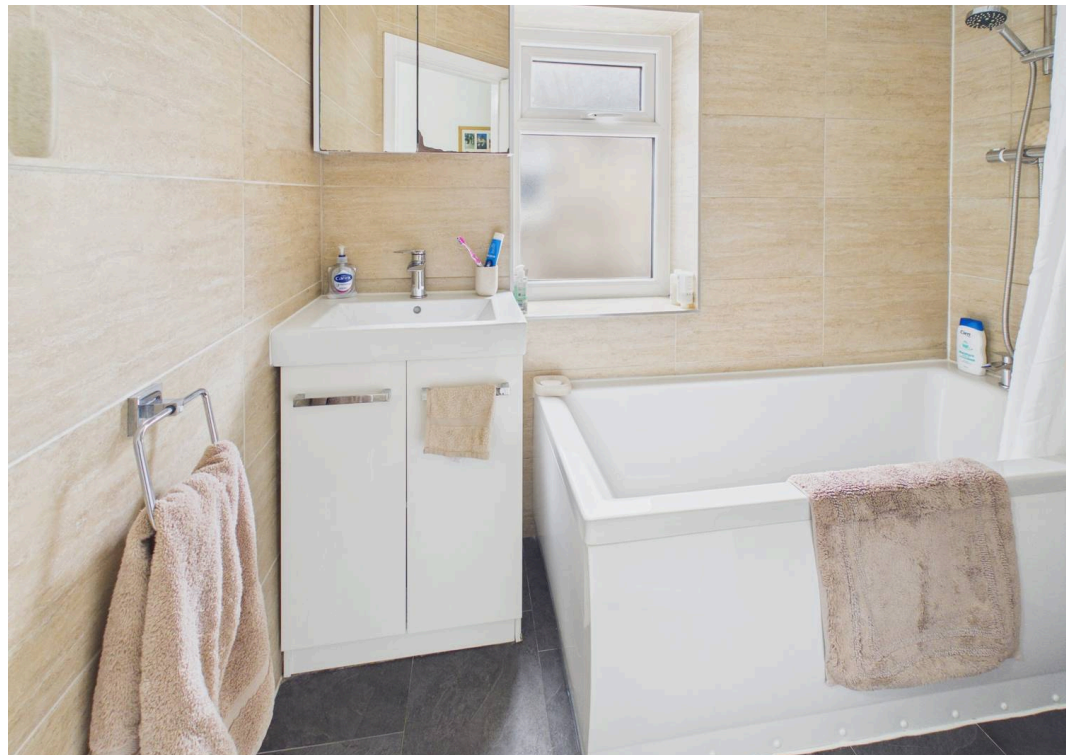
On-street, permit parking available.














Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



Lean-to
5.22 x 1.18 m
17'1" x 3'10"

Kitchen
5.34 x 2.85 m
17'6" x 9'4"

Dining Room
3.73 x 3.37 m
12'2" x 11'0"

Hallway
4.00 x 0.98 m
13'1" x 3'2"

Lounge
3.76 x 3.35 m
12'3" x 10'11"

Entry
0.85 x 0.96 m
2'9" x 3'1"

Approximate total area⁽¹⁾

53.9 m²
581 ft²

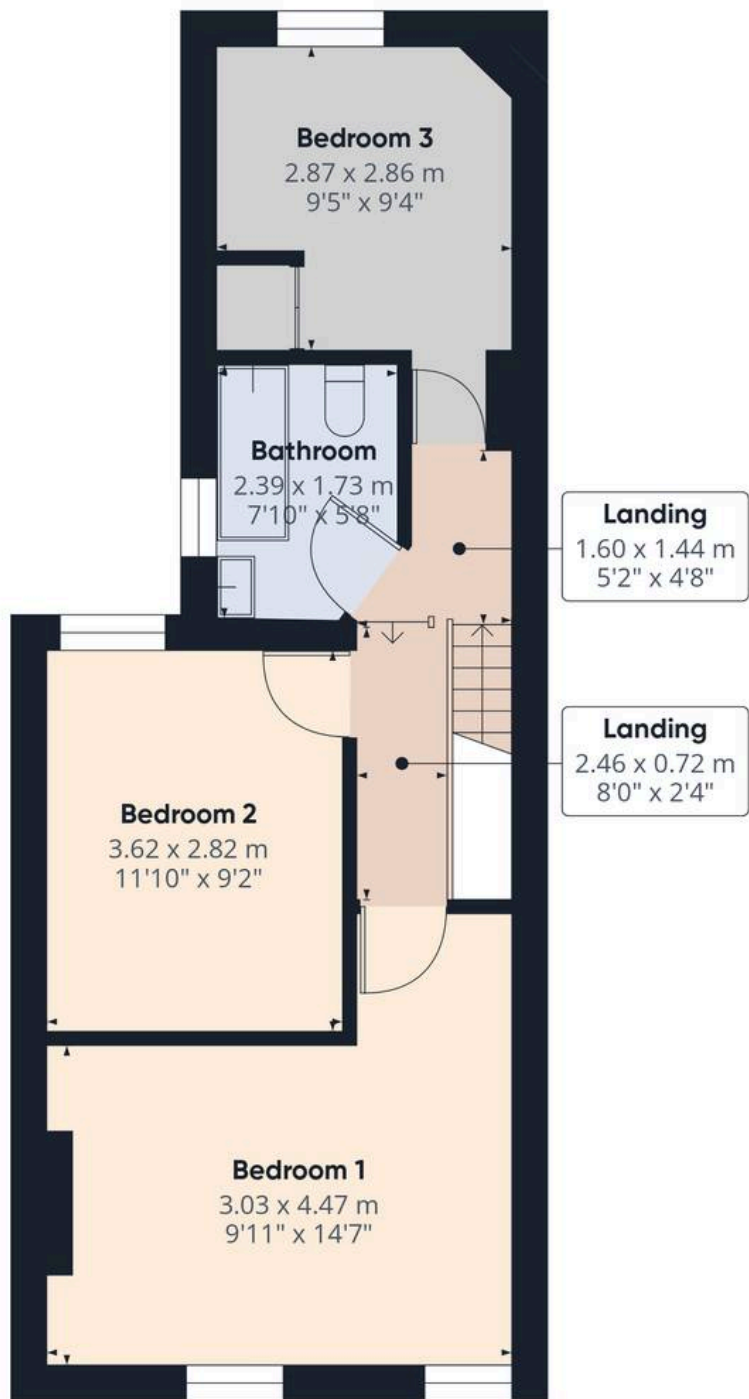
(1) Excluding balconies and terraces

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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Ground Floor



First Floor

Approximate total area⁽¹⁾

41.4 m²
446 ft²

(1) Excluding balconies and terraces

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