







## 51 Plymouth Road

Barry, Barry

BARRY ISLAND LOCATION; THREE DOUBLE BEDROOMS; LARGE GARDEN - This well presented family home enjoys an open aspect view across playing fields and is...  
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- LOUNGE PLUS DINING ROOM
- THREE DOUBLE BEDROOMS
- WELL PRESENTED THROUGHOUT
- BARRY ISLAND LOCATION
- LARGE REAR GARDEN WITH VIEWS
- MODERN BATHROOM







### Entrance Hall

Accessed via uPVC front door with opaque glazing and matching side panels. Well presented hall with laminate floor and carpeted stairs to first floor. Radiator. Internal doors to lounge and kitchen.

### Lounge

Dimensions: 19' 0" x 11' 9" (5.79m x 3.58m). A front to back lounge with rear and front aspect windows. Laminate floor. Fire place. Two radiators.

### Second Reception Room / Dining Room

Dimensions: 17' 0" x 7' 6" (5.18m x 2.28m). A carpeted reception room with front and rear aspect window. Radiator.

### Kitchen

Dimensions: 10' 4" x 6' 11" (3.15m x 2.11m). A range of eye level and base units with complementing work surfaces and one and a half bowl inset sink unit with period style mixer tap. Space and plumbing for appliances. Tiled floor. uPVC windows plus door to rear garden. Wall mounted Worcester boiler. Internal door to second reception room.

### Store / Playroom

Carpeted. Velux window.

### Landing

Carpeted and with further stairs to the second floor. Internal doors to two bedrooms and bathroom.

### Bedroom One

Dimensions: 11' 1" x 9' 6" (3.38m x 2.89m). Double bedroom with laminate floor and two rear aspect windows. Radiator.

### Bedroom Two

Dimensions: 11' 7" x 9' 5" (3.53m x 2.87m). Carpeted double bedroom with two front aspect windows. Radiator. Wardrobes can remain.

### Bedroom Three

Dimensions: 11' 9" x 11' 0" (3.58m x 3.35m). Carpeted with Velux window. Door to store / playroom.







### FRONT GARDEN

A deep front, with patio and established shrubs plus further enclosed patio area (ideal for pets or small children). Steps lead down to the pavement.

### REAR GARDEN

A sunny, enclosed garden spread across tiers and comprising lawn, decking and chipped area. Out house and gate to rear lane.











## Chris Davies Estate Agents

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