





## 3 Springfield Rise

Barry, Barry

SEMI DETACHED BUNGALOW; THREE BEDROOMS; LARGE LOFT ROOM - This deceptively spacious bungalow is situated in the East of Barry and offers no ongoing ch...

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- SEMI DETACHED BUNGALOW
- THREE BEDROOMS/CONSERVATORY
- DRIVEWAY/GARAGE; NO CHAIN
- LARGE LOFT SPACE; LARGE GARDEN
- SHOWER ROOM
- LOUNGE; KITCHEN/BREAKFAST ROOM
- EPC D68





### Entrance Hallway

UPvc double glazed front door leading to hallway. Wood flooring. Radiator. Doors leading to lounge, three bedrooms, shower room and loft space.

### Lounge

Dimensions: 16' 5" x 11' 4" (5.00m x 3.45m). Bay fronted window to front aspect. Electric fire with matching fire surround. Radiator. Ceiling rose and coving. Carpeted

### Kitchen/Breakfast Room

Dimensions: 12' 5" x 9' 5" (3.78m x 2.87m). Fully fitted kitchen in cream with complementing work surfaces. Space and plumbing for appliances. Space for american fridge freezer. Space for table and chairs. Additional cupboard housing the combination boiler. Window to rear and door leading to out building. Tiled flooring.

### Bedroom One

Dimensions: 11' 4" x 8' 9" (3.45m x 2.66m). Wood flooring continuation of hallway. Fully fitted wardrobes along one wall. Radiator. Patio doors leading to conservatory.

### Conservatory

Dimensions: 9' 11" x 9' 5" (3.02m x 2.87m). Carpeted. Patio doors leading to garden.

### Bedroom Two

Dimensions: 13' 2" x 9' 11" (4.01m x 3.02m). Window to front aspect. Carpeted. Radiator. Textured ceiling.

### Bedroom Three

Dimensions: 9' 8" x 6' 9" (2.94m x 2.06m). Continuation of wood flooring from hallway. Window to front aspect. Radiator. Panelled ceiling.





#### **Shower Room**

Dimensions: 7' 11" x 6' 2" (2.41m x 1.88m). Opaque window to rear aspect. Walk in shower with electric shower, panelling, close coupled WC and wash hand basin in white. Fully tiled. Vinyl flooring. Radiator.

#### **Loft Room**

Dimensions: 14' 8" x 14' 11" (4.47m x 4.54m). Large loft room. With additional storage. Radiator. Power points.

#### **Out Building**

Door from kitchen with steps leading to toilet and additional storage. Door leading to driveway.





#### REAR GARDEN

Large garden with patio area, further steps leading down to grass area with mature shrubs. Additional patio area off the garage.

#### FRONT GARDEN

Small wall and gate leading to the front door. Two levels of stone and various shrubs. To the side is a driveway leading to the garage.

#### DRIVEWAY

2 Parking Spaces









## Chris Davies Estate Agents

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