







## 13 Pardoe Crescent

Barry, Barry

A well presented semi detached property with Channel views. Accommodation comprises entrance hall, lounge and kitchen breakfast room. The first floor has two double bedrooms and a bathroom.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- CHANNEL VIEWS
- TWO DOUBLE BEDROOMS
- KITCHEN BREAKFAST ROOM
- LARGE REAR GARDEN
- DOUBLE DRIVEWAY







### **Entrance Hall**

Accessed via uPVC door. Laminate floor and carpeted stairs to the first floor with under stair storage cupboard. Smooth walls and ceiling. Heating controls. Glazed door to lounge and open door access to the kitchen breakfast room.

### **Lounge**

11' 8" x 9' 6" (3.56m x 2.90m)

Continuation of the laminate floor. Smooth walls and ceiling plus front aspect window. Radiator.

### **Kitchen Breakfast Room**

17' 2" x 12' 0" (5.23m x 3.66m)

Fitted with a range of wooden eye level and base units with work surfaces over and one and a half bowl inset sink unit. Space and plumbing for appliances. Stand alone gas hob and oven. Space for dining table and chairs. Large storage / larder cupboard plus under stair storage cupboard. Laminate floor and radiator. Rear aspect uPVC window plus door to rear garden.

### **Landing**

Carpeted with side aspect window and loft access. Doors to bathroom and two double bedrooms.

### **Bathroom**

White suite comprising panelled bath with shower off mixer tap, low level WC and was hand basin. Tiled walls and floor. Rear aspect opaque window.

### **Bedroom One**

13' 3" x 11' 7" (4.04m x 3.53m)

Carpeted double bedroom with front aspect window and radiator. Two fitted storage cupboards.

### **Bedroom Two**

10' 6" x 9' 9" (3.20m x 2.97m)

Carpeted double bedroom with radiator and rear aspect window allowing Channel views.







### REAR GARDEN

A large Southerly garden with patio and level lawn. Outhouse, ideal for storage. Pathway to side / front.

### ON DRIVE

2 Parking Spaces

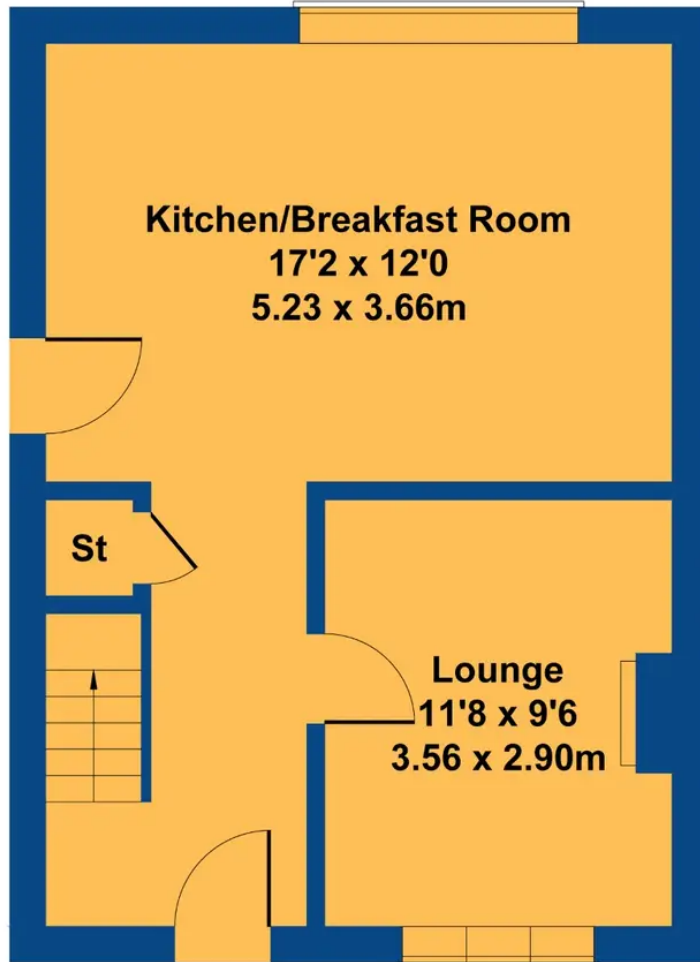
Driveway with interlocking brick paviour. Access to side / rear.



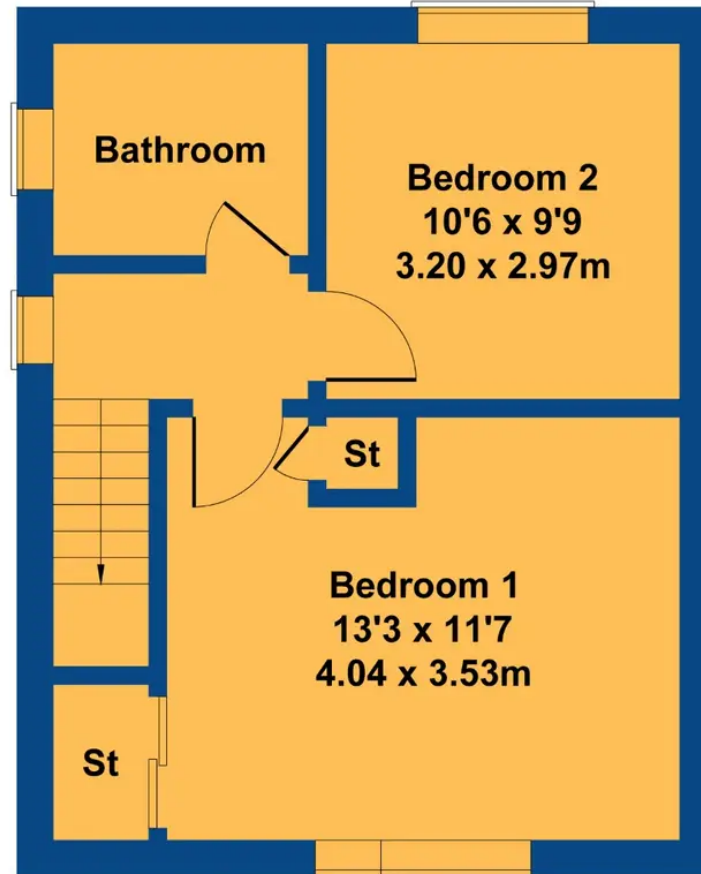


# 13 Pardoe Crescent

Approximate Gross Internal Area  
786 sq ft - 73 sq m



**GROUND FLOOR**



**FIRST FLOOR**

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





## Chris Davies Estate Agents

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