





## 90 Broad Street

Barry, Barry

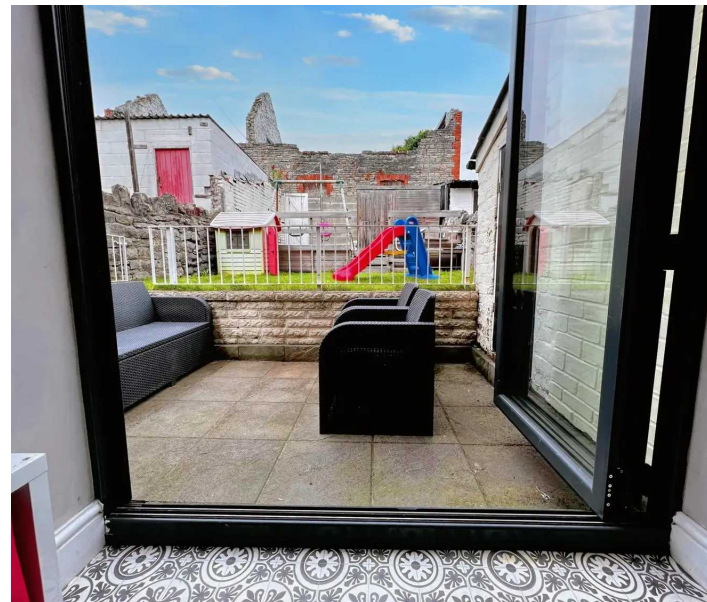
This stunning 4 bedroom terraced house is the epitome of a period terrace family home. With its charming exterior and desirable location, this property offers both style and functionality.  
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- PERIOD TERRACE FAMILY HOME
- FOUR BEDROOMS
- PERIOD FEATURES
- LOUNGE; DINING ROOM
- KITCHEN BREAKFAST ROOM
- BI FOLD DOORS
- ENCLOSED REAR GARDEN
- EPC D60





### Entrance Porch

Accessed via uPVC front door. Vinyl floor and high level meter and fuse box. Opaque glazed uPVC door to hall.

### Hallway

Carpeted long hallway with period features including coving and carpeted stairs to the first floor with spindle balustrade. Under stair recess. Doors to lounge, dining room and kitchen.

### Lounge

14' 10" x 12' 4" (4.52m x 3.76m)

Carpeted lounge with front aspect bay window. Recessed fire place with tiled hearth. Radiator. Period coving and ceiling rose. Double opening sliding wood doors to dining room.

### Dining Room

11' 7" x 10' 7" (3.53m x 3.23m)

Currently being used as a playroom, this second reception is carpeted, has rear aspect window and radiator. Serving hatch to kitchen.

### Kitchen Breakfast Room

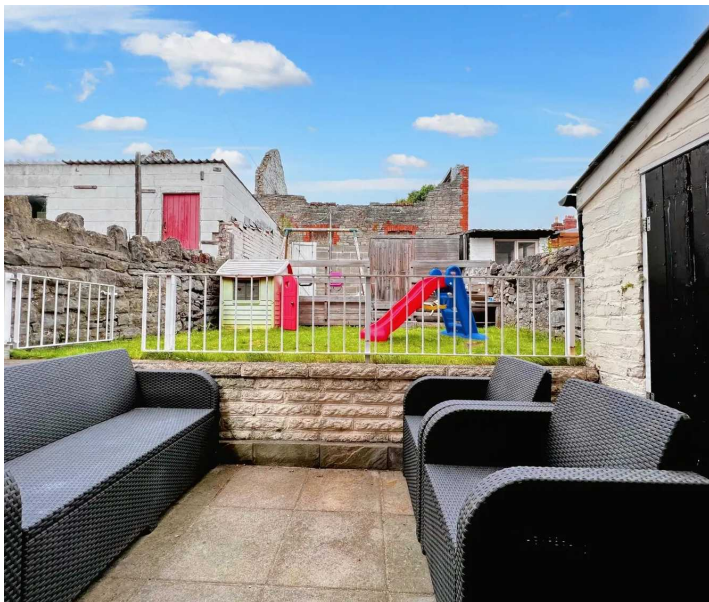
24' 7" x 10' 7" (7.49m x 3.23m)

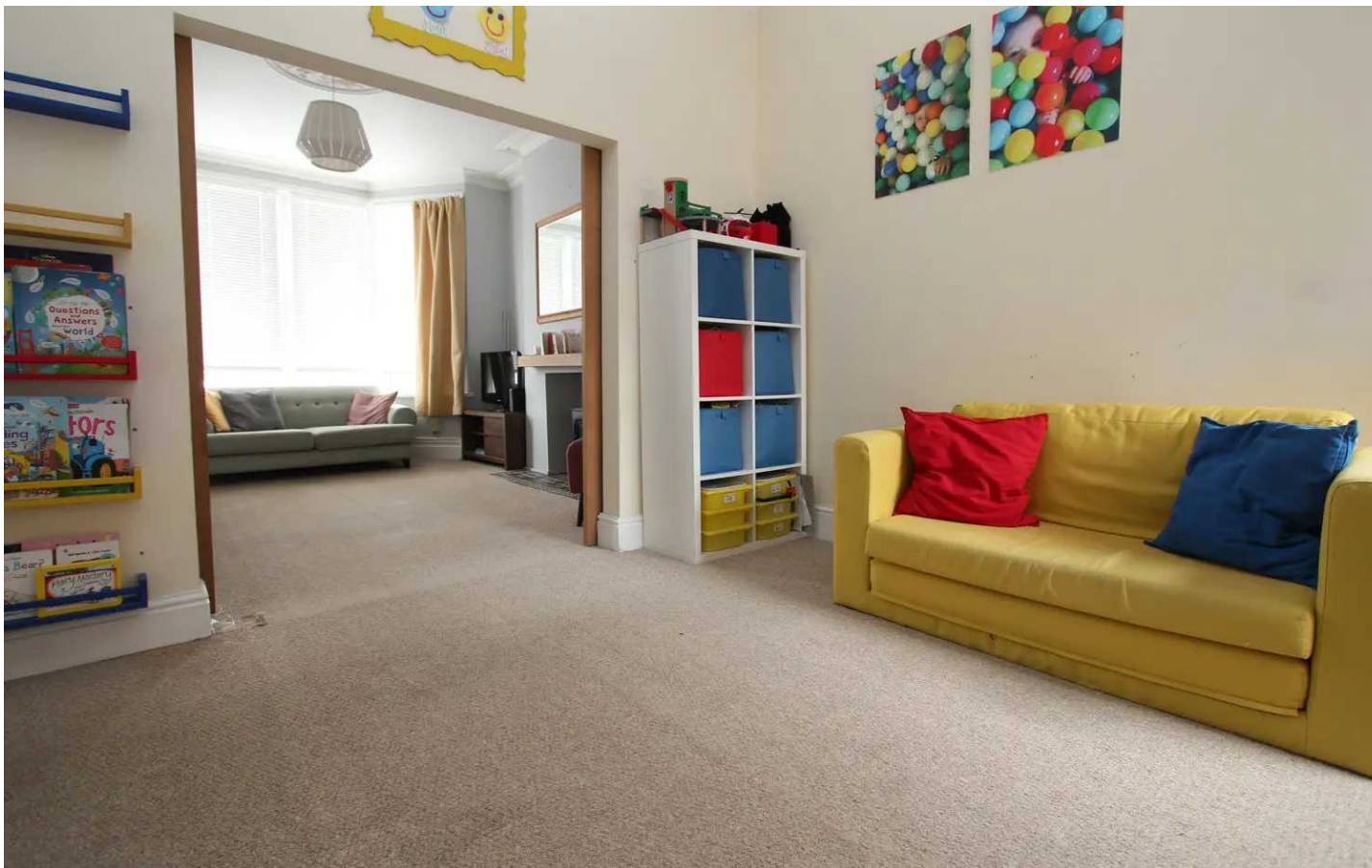
A spacious kitchen with a good range of wooden eye level and base units with complementing work surfaces over and inset sink unit with mixer tap. Integrated dishwasher, wine cooler plus Range style cooker comprising 5 ring gas hob, double oven and cooker hood. Space and plumbing for further appliances as required. Tiled effect vinyl floor. The kitchen opens to a good seating area with Bi fold doors onto the rear garden and door to WC. Radiator. Serving hatch to lounge. Side aspect window.

### WC

6' 6" x 2' 9" (1.98m x 0.84m)

Continuation of the vinyl floor WC in white with button flush and wall mounted wash basin. Wall mounted heater.





### Landing

Carpeted split level landing with loft hatches. Internal doors to four bedrooms and bathroom. Fitted storage cupboard.

### Bedroom One

16' 9" x 15' 7" (5.11m x 4.75m)

Carpeted double bedroom with two front aspect windows - one of which is a bay window. Radiator. Two recesses - ideal for wardrobes.

### Bedroom Two

11' 2" x 11' 8" (3.40m x 3.56m)

carpeted double bedroom with rear aspect window and radiator.

### Bedroom Three

11' 1" x 10' 2" (3.38m x 3.10m)

Carpeted double bedroom with rear aspect window and radiator.

### Bedroom Four

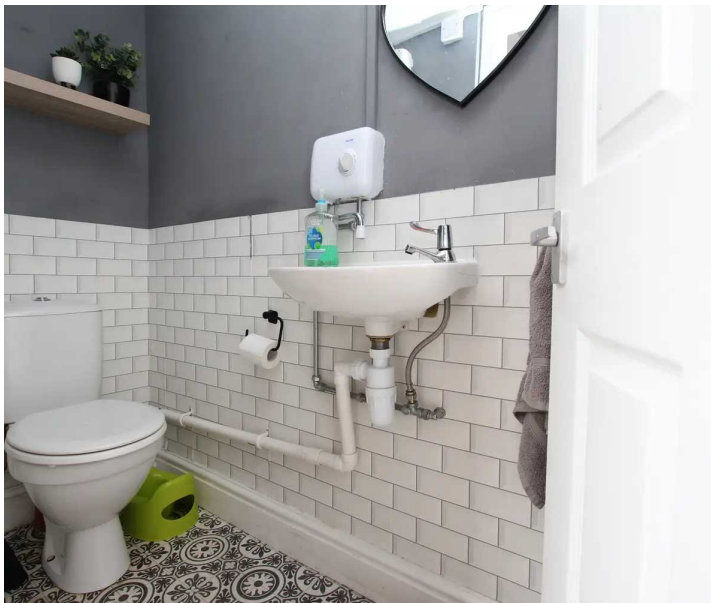
9' 4" x 7' 5" (2.84m x 2.26m)

Carpeted with side access window.

### Bathroom

9' 3" x 5' 8" (2.82m x 1.73m)

Panelled bath with electric shower over, WC and matching wash basin. Fully tiled walls and vinyl floor. Side aspect window. Ladder style heated towel rail.



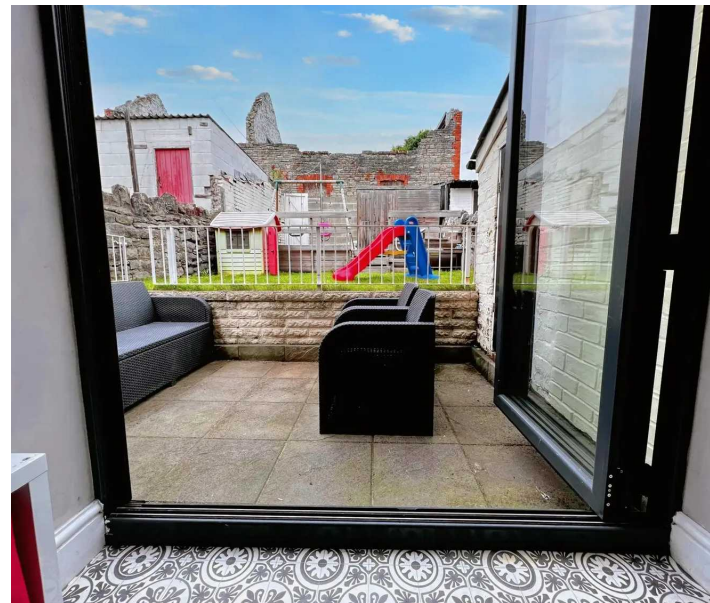


## REAR GARDEN

An enclosed rear garden comprising patio, level lawn and decking. Side recess plus tap. Shed and outbuilding. Gate to rear lane.

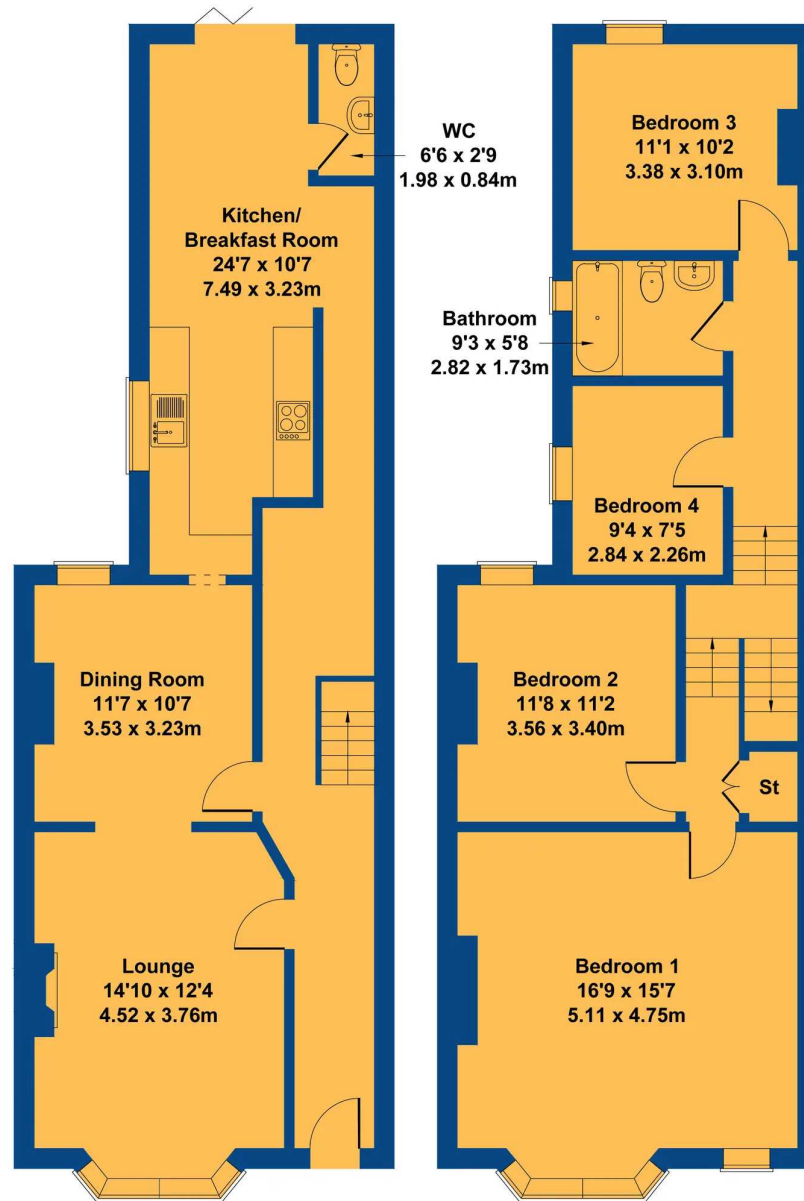
## FRONT GARDEN

Small forecourt to front enclosed with wall and gate.



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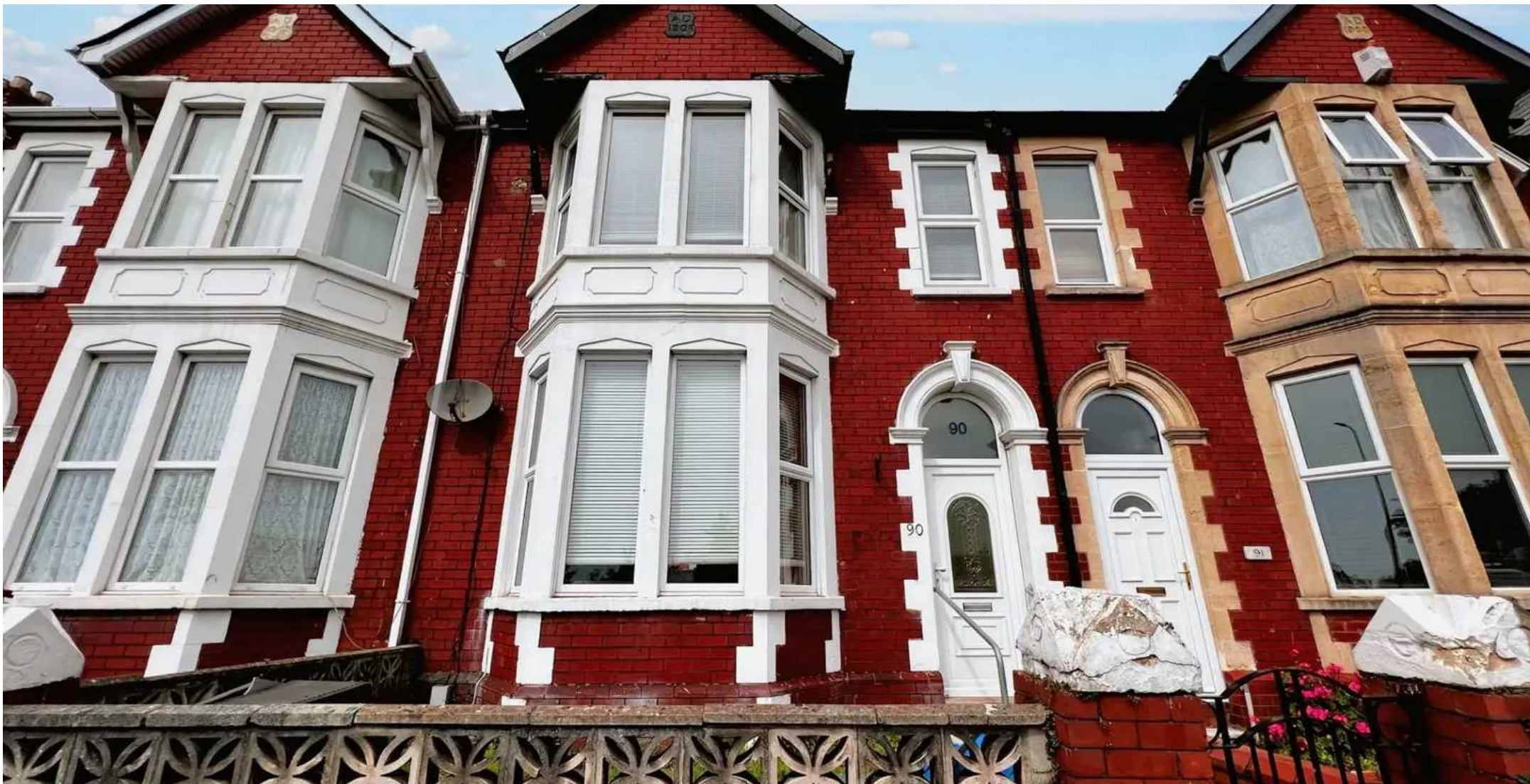
Approximate Gross Internal Area  
1539 sq ft - 143 sq m



GROUND FLOOR

FIRST FLOOR

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



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