







## 34 Shelley Crescent

Barry, Barry

SPACIOUS SEMI DETACHED; DRIVE; THREE BEDROOMS - This well presented property would make a fantastic first time buy. Offering plenty of space and wel...

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- BEAUTIFULLY PRESENTED
- SOUTHERLY REAR GARDEN
- THREE BEDROOMS
- CONSERVATORY
- GROUND FLOOR SHOWER ROOM
- EPC D60
- For further information on broadband and mobile coverage in this area visit [checker.ofcom.org.uk/](http://checker.ofcom.org.uk/)





### Entrance

Accessed via uPVC front door directly into utility. Currently being used as a utility room/dog grooming parlour, this room offers fantastic space and multiple uses. Tiled floor. Solid roof. Space and plumbing for appliances. uPVC glazed door to rear and a further uPVC door into the main house/hallway.

### Hallway

Tiled floor and carpeted stairs to first floor. Radiator. Doors to lounge, kitchen breakfast room, and shower room.

### Kitchen Breakfast Room

11' 11" x 10' 8" (3.63m x 3.25m)

A beautiful kitchen with a wide range of modern eye level and base units in high gloss (soft closure and complementing work surfaces over with one and a half bowl sink unit. Inset 5 ring gas hob and oven under (new), cooker hood over. Integrated dish washer. Matching breakfast bar area with matching units. Front aspect window and tiled floor. Space for American style fridge freezer.

### Shower Room

5' 6" x 4' 3" (1.68m x 1.30m)

. Shower cubicle with thermostatic shower inset and tiled walls. Tiled floor. Opaque window to side. Ladder style heated towel rail.

### Lounge

18' 4" x 10' 0" (5.59m x 3.05m)

A good size lounge with laminate floor and decorative coved ceiling. Under stair storage. Recess space ideal as an office set up. Radiator. Sliding doors to conservatory.

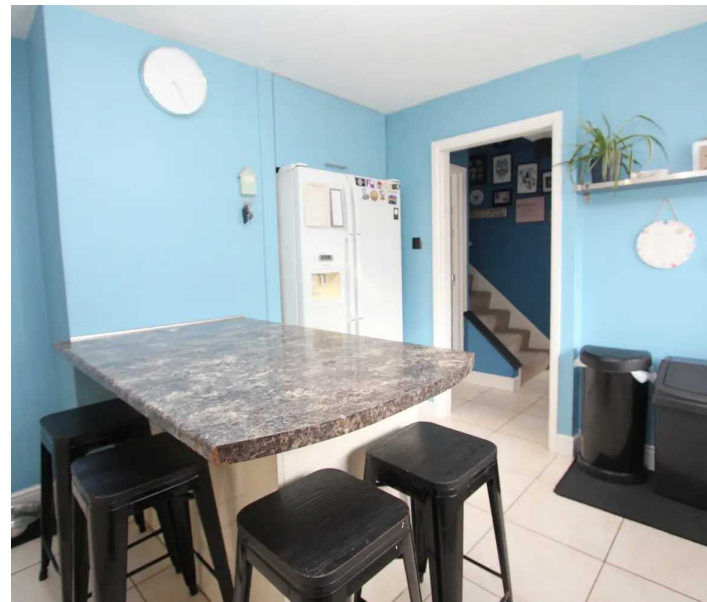
### Conservatory

11' 11" x 8' 0" (3.63m x 2.44m)

Carpeted with polycarbonate roof. Double opening doors onto garden.

### Landing

Carpeted with side aspect window. Doors to two bedrooms, WC and bathroom.







### **Landing**

Carpeted with side aspect window. Doors to two bedrooms, WC and bathroom.

### **WC**

5' 8" x 2' 7" (1.73m x 0.79m)

White low level WC and side aspect window. Tiled effect vinyl floor.

### **Bedroom One**

11' 9" x 9' 5" (3.58m x 2.87m)

Carpeted double bedroom with front aspect window. Full height and width mirrored sliding wardrobes (excluded from dimensions). Radiator.

### **Bedroom Two**

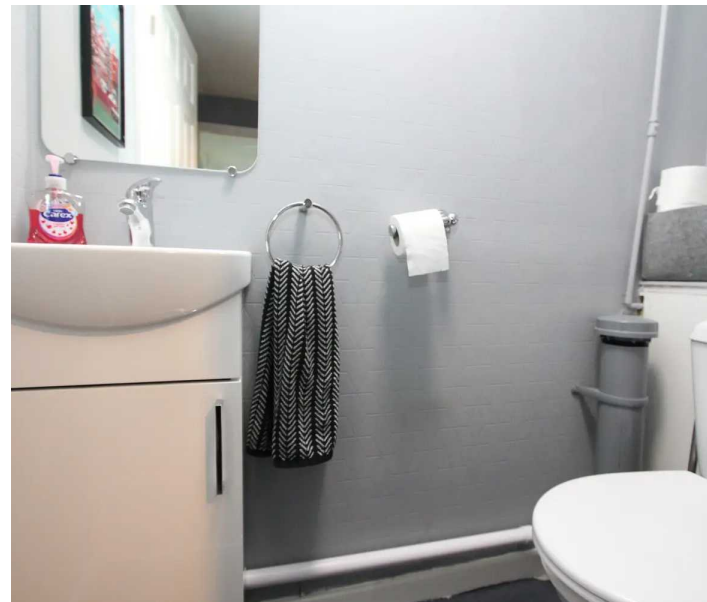
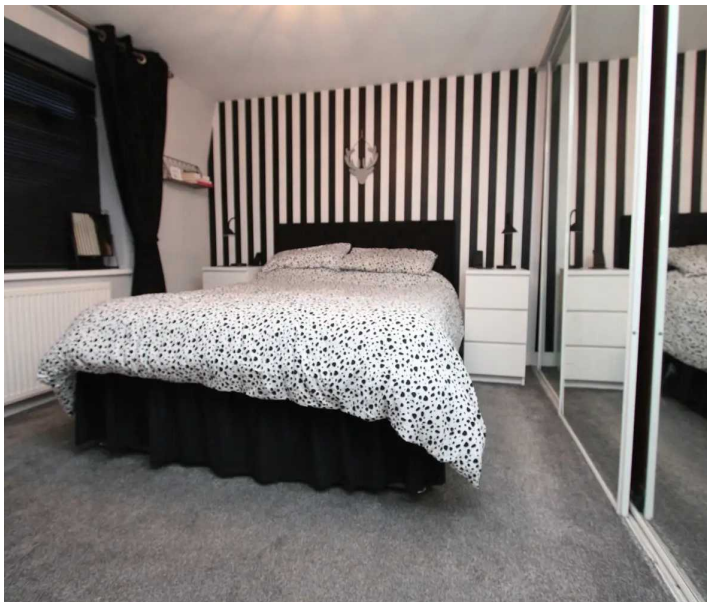
12' 2" x 10' 0" (3.71m x 3.05m)

Carpeted double bedroom with rear aspect window allowing Channel views. Radiator.

### **Bedroom Three**

12' 5" x 6' 1" (3.78m x 1.85m)

Carpeted with front aspect window. Radiator.





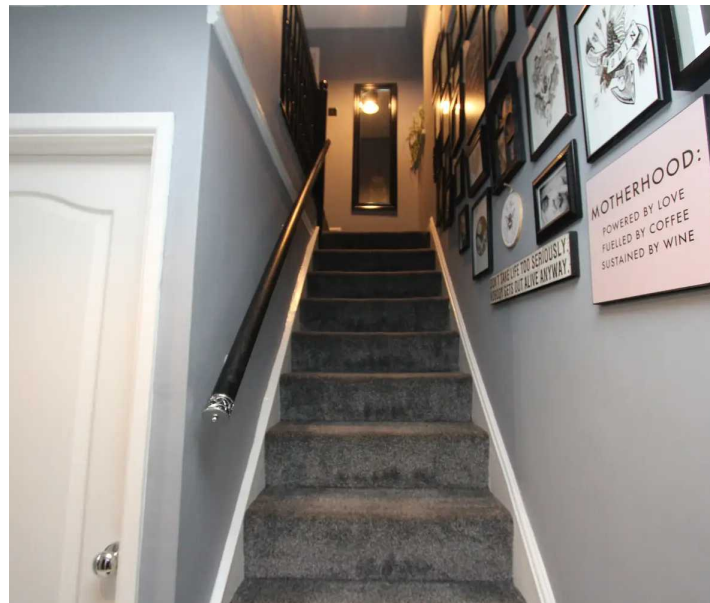


### FRONT GARDEN

With driveway for one car (stone chippings). Further area of chippings and bark borders. Steps to front door. Gate to side/rear.

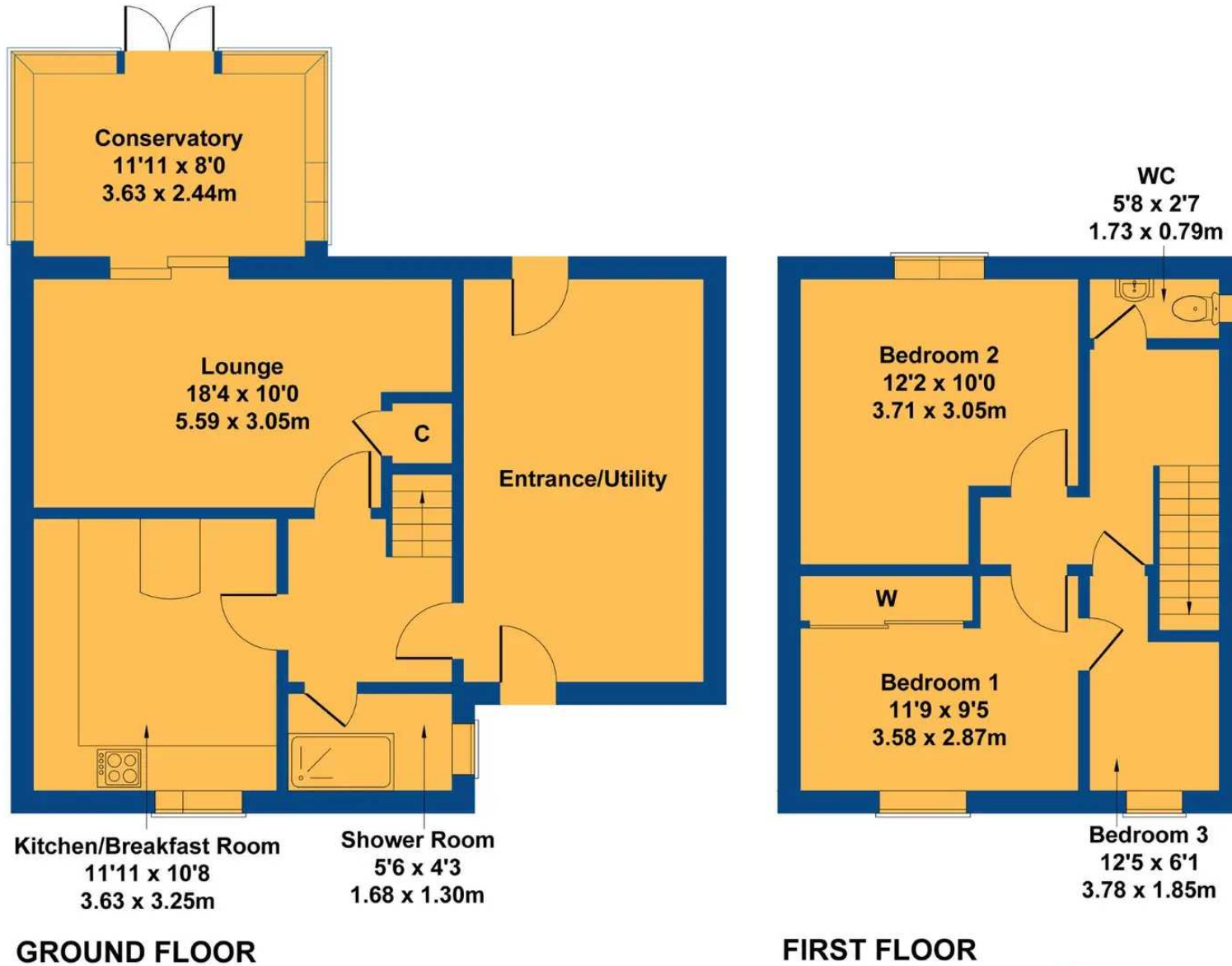
### REAR GARDEN

A good size Southerly aspect rear garden which is enclosed. With circular patio ideal for seating, a further raised patio, areas of chippings and a level lawn plus large shed. Gate to side/front. Tap.



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Approximate Gross Internal Area  
926 sq ft - 86 sq m



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





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