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Mon - Sat
8 am - 6 pm
2 hours
Except for resident
permit holders
No return within
2 hours
Lun - Sad
8 am - 6 pm
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46 Regent Street

Barry, Barry

Town centre location - no chain - 4 bedrooms

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- NO ONWARDS CHAIN
- DECEPTIVELY LARGE PERIOD TERRACE
- THREE RECEPTIONS ROOMS
- FOUR BEDROOMS
- DOWNSTAIRS WC AND FIRST FLOOR BATHROOM
- ENCLOSED REAR GARDEN
- CLOSE TO TOWN CENTRE & RAIL LINKS
- EPC D66





Entrance Porch

Accessed via composite front door. Carpeted and with dado rail plus fuse box. Internal door leads to the hallway.

Hallway

A long hallway giving access to the three reception rooms and WC. Carpeted with stairs leading to the first floor. Under stair recess and further under stair cupboard. Period features such as dado rail and cornices.

Living Room

15' 0" x 13' 3" (4.57m x 4.04m)

A carpeted lounge with front aspect bay window and a focal point of fire surround with period tile back and hearth. Radiator. Coving and picture rail.

Dining Room

12' 5" x 11' 0" (3.78m x 3.35m)

Carpeted room with rear aspect window plus another focal point of period fireplace with tiled back panel. Radiator. Picture rail.

WC

4' 8" x 3' 5" (1.42m x 1.04m)

A white close coupled WC with button flush and matching wash hand basin. Laminate effect vinyl floor. Side aspect window.

Sitting Room

10' 10" x 9' 8" (3.30m x 2.95m)

Carpeted third reception with side aspect window and radiator. Open door access to the kitchen.

Kitchen

11' 3" x 9' 6" (3.43m x 2.90m)

With a range of fitted eye level and base units and complementing work surfaces over. Inset one and half bowl sink unit with mixer tap. Inset electric hob with cooker hood over plus eye level double oven. Integrated fridge freezer and dishwasher. uPVC rear aspect window and door to garden. Laminate effect vinyl floor.





Landing

A carpeted spacious split level landing giving access to four bedrooms and bathroom plus utility / boiler room. Loft hatch. Radiator.

Bathroom

8' 1" x 7' 9" (2.46m x 2.36m)

White suite comprising bath with electric shower over, close coupled WC and matching wash hand basin. Vinyl floor. Side aspect window. Radiator and extractor.

Bedroom One

16' 10" x 10' 6" (5.13m x 3.20m)

measurements into Bay. A large carpeted bedroom with front aspect bay windows. Radiator.

Bedroom Two

11' 0" x 10' 5" (3.35m x 3.18m)

Carpeted double bedroom with rear aspect window and radiator.

Bedroom Three

11' 3" x 9' 8" (3.43m x 2.95m)

Carpeted double bedroom with rear aspect window and radiator.

Bedroom Four

10' 7" x 6' 4" (3.23m x 1.93m)

Carpeted with front aspect window and radiator - would make an ideal home office if not needed as a 4th bedroom.

Utility / Boiler Room

4' 10" x 4' 8" (1.47m x 1.42m)

Carpeted and with side aspect window. Wall mounted boiler. Work surface plus space and plumbing for appliances.





YARD

Front garden of low maintenance - paved. Wall and pedestrian gate.

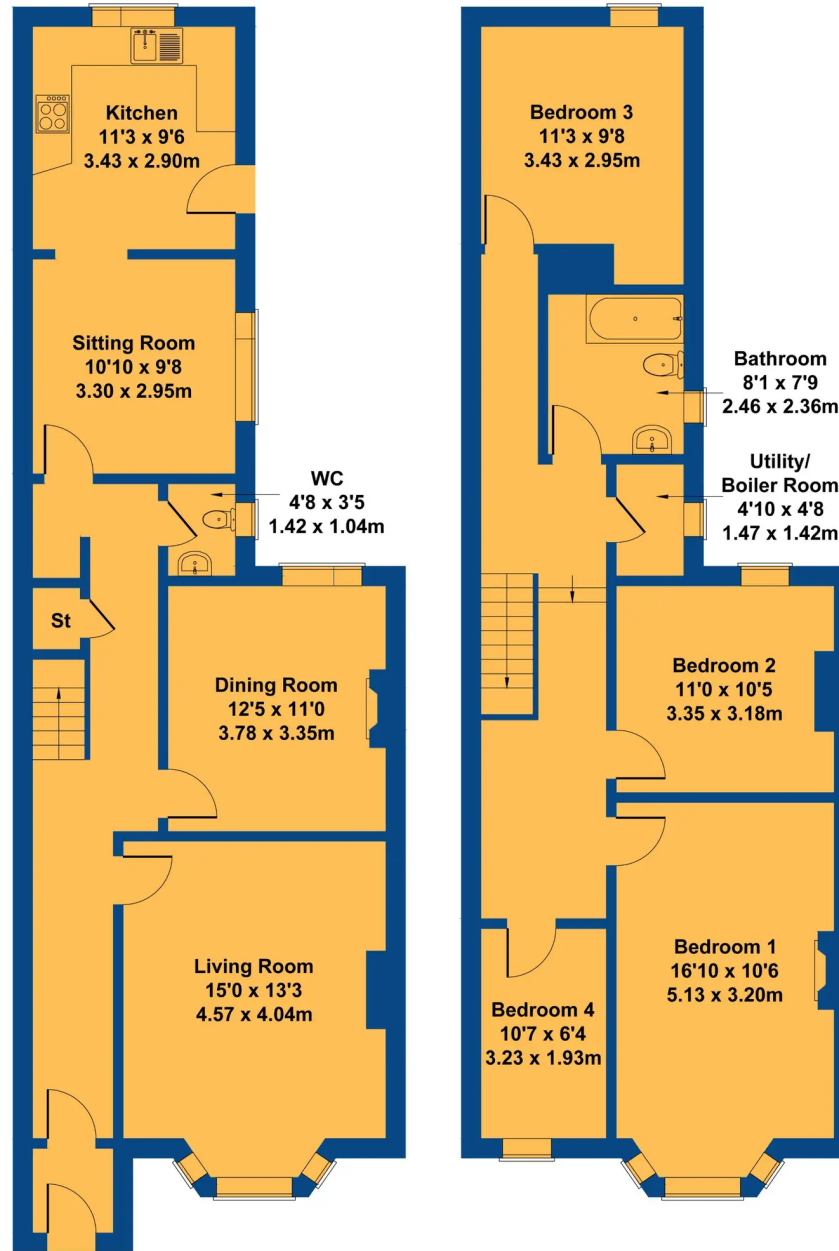
REAR GARDEN

A low maintenance rear garden, fully enclosed and paved. Pedestrian gate.



46 Regent Street

Approximate Gross Internal Area
1615 sq ft - 150 sq m



GROUND FLOOR

FIRST FLOOR

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



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