





53 Princes Street

Barry, Barry

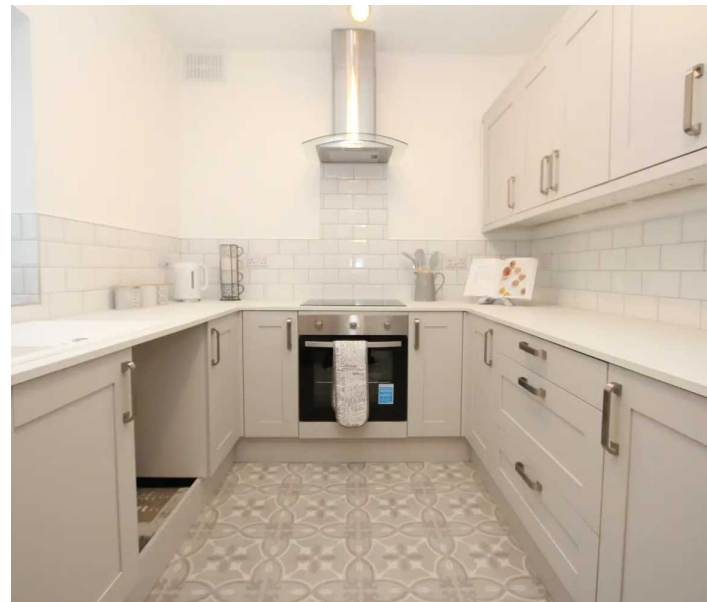
A fantastic opportunity to own this superb period, modern home with no onward chain.
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- NO ONWARD CHAIN; WEST END LOCATION
- FANTASTIC EXAMPLE OF A REFURBISHED PERIOD HOME
- TWO RECEPTIONS ROOMS - OPEN FIRE PLACES
- THREE DOUBLE BEDROOMS
- STUNNING KITCHEN AND 4 PIECE BATHROOM
- SOUTHERLY ASPECT ENCLOSED / LEVEL GARDEN
- EPC D67





Entrance Hall

Accessed via composite front door (self locking). With a laminate floor and carpeted stairs to the first floor. Internal doors lead to the lounge and dining room. Radiator. High level fuse box.

Lounge

12' 2" x 11' 10" (3.71m x 3.61m)

Continuation of the laminate floor. Two front aspect windows with blinds. Radiator. Open fireplace (with vent) with a Indian stone hearth. Stylish cupboard housing the gas meter.

Dining Room

12' 7" x 12' 0" (3.84m x 3.66m)

Floor and decor matching the lounge with an additional fireplace, open (with vent) set onto an Indian stone hearth. Radiator. Rear aspect window. Open door access to kitchen

Kitchen

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

A fabulous kitchen with a wide range of eye level and base units, complementing work surfaces and inset sink unit with Victorian style mixer tap. Integrated electric oven, with oven under and cooker hood over. Space for appliances, including the option for an integrated washing machine (door can be fitted but no washing machine is supplied). Inset ceiling lights and complementing floor. Side aspect window plus composite door (with fitted blinds) to rear garden. Open access to the large under stair pantry / storage area which has power, lighting and floor matching the kitchen. A contemporary upright large radiator.

Landing

Carpeted with loft hatch. Internal doors to three bedrooms and bathroom.

Bathroom

11' 9" x 7' 0" (3.58m x 2.13m)

Superb four piece bathroom suite, in white comprising large cubicle with thermostatic shower (fixed rainfall style head and separate rinser), bath, WC with concealed cistern and Jack and Jill sink set into





11' 9" x 7' 0" (3.58m x 2.13m)

Superb four piece bathroom suite, in white comprising large cubicle with thermostatic shower (fixed rainfall style head and separate rinser), bath, WC with concealed cistern and Jack and Jill sinks set into cupboard. Vinyl floor and inset ceiling lights. Side aspect window. Cupboard housing the boiler. Radiator.

Bedroom One

12' 0" x 9' 6" (3.66m x 2.90m)

Carpeted double bedroom with rear aspect window plus open fireplace (with vent), set onto Indian stone hearth. Radiator.

Bedroom Two

11' 10" x 7' 7" (3.61m x 2.31m)

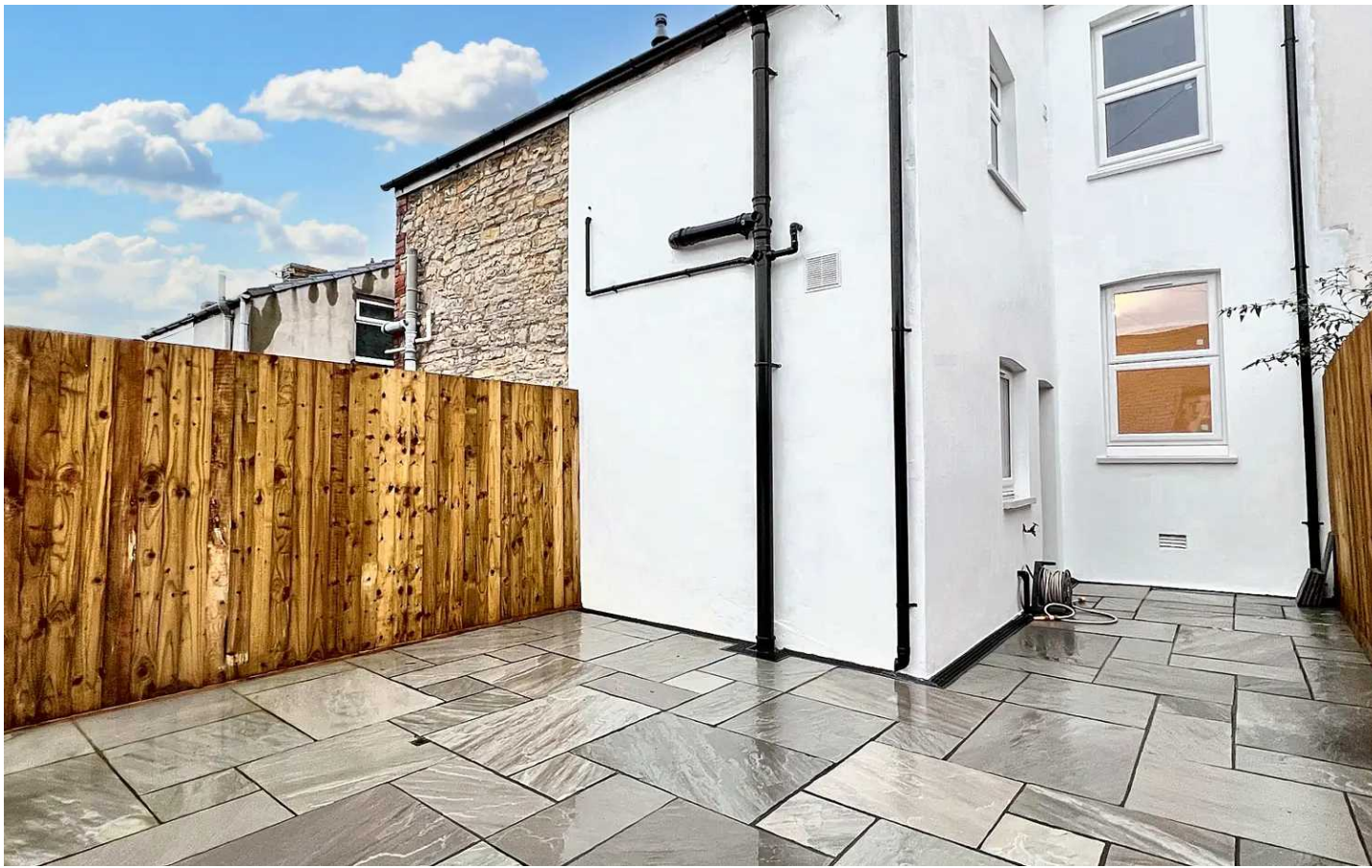
Carpeted double bedroom with front aspect window and radiator. Fireplace (open with vent) set onto Indian stone hearth.

Bedroom Three

9' 2" x 8' 4" (2.79m x 2.54m)

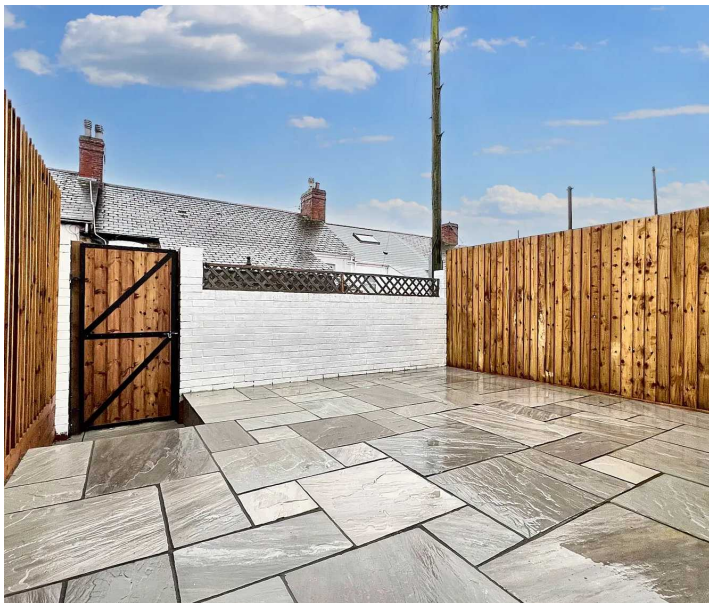
Carpeted double bedroom with front aspect window and radiator.





REAR GARDEN

A fully enclosed and level rear garden with new fencing and Indian stone paving (small opening inset for a rotary line). Outside tap. Gate to rear lane.







Chris Davies Estate Agents

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HELPFUL INFORMATION - whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate