





## 27 Purdey Close

Barry, Barry

No onward chain - three bedroom property with  
3 receptions and driveway  
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- NO ONWARD CHAIN
- LOUNGE PLUS DINING ROOM & CONSERVATORY
- THREE BEDROOMS; BATHROOM WITH SHOWER OVER BATH
- ENCLOSED REAR GARDEN - SOUTHERLY ASPECT
- DRIVEWAY PARKING
- EPC C73





#### **Entrance Porch**

Accessed via uPVC front door. Tiled floor and cupboard housing meter. Internal door to lounge.

#### **Living Room**

14' 1" x 13' 8" (4.29m x 4.17m)

Carpeted lounge with stairs to the first floor. Front aspect uPVC window. Radiator. Archway to dining room.

#### **Dining Room**

11' 4" x 7' 2" (3.45m x 2.18m)

Laminate floor and further archway to kitchen. Radiator. Sliding uPVC doors to conservatory.

#### **Conservatory**

8' 5" x 7' 10" (2.57m x 2.39m)

Laminate floor. uPVC windows all round plus double opening doors to garden.

#### **Kitchen**

10' 6" x 6' 2" (3.20m x 1.88m)

With a tiled floor, there is a range of fitted eye level and base units with work surfaces over. Inset sunk unit plus integrated 4 ring gas hob, electric oven under and cooker hood over. Space for appliances. Rear aspect uPVC window. High level fuse box.

#### **Landing**

Carpeted with loft hatch and doors to three bedrooms, bathroom and airing cupboard (slatted shelving and storage space).





### **Bathroom**

7' 4" x 6' 3" (2.24m x 1.91m)

With a tiled floor and white suite comprising panelled bath with electric shower over, wash basin and low level WC. Splash back tiled areas. uPVC window to side. Radiator.

### **Bedroom One**

11' 8" x 8' 6" (3.56m x 2.59m)

Double bedroom with fitted wardrobes, front aspect window and radiator.

### **Bedroom Two**

9' 7" x 5' 11" (2.92m x 1.80m)

Carpeted bedroom with rear aspect window (views across the Vale) and radiator.

### **Bedroom Three**

7' 6" x 6' 9" (2.29m x 2.06m)

Carpeted bedroom with rear aspect window (views across the Vale) and radiator.





### **GARDEN**

Enclosed rear garden with level lawn and patio area.  
Shed. Access to side / front.

### **FRONT GARDEN**

Small area of front lawn alongside the driveway.

### **ON DRIVE**

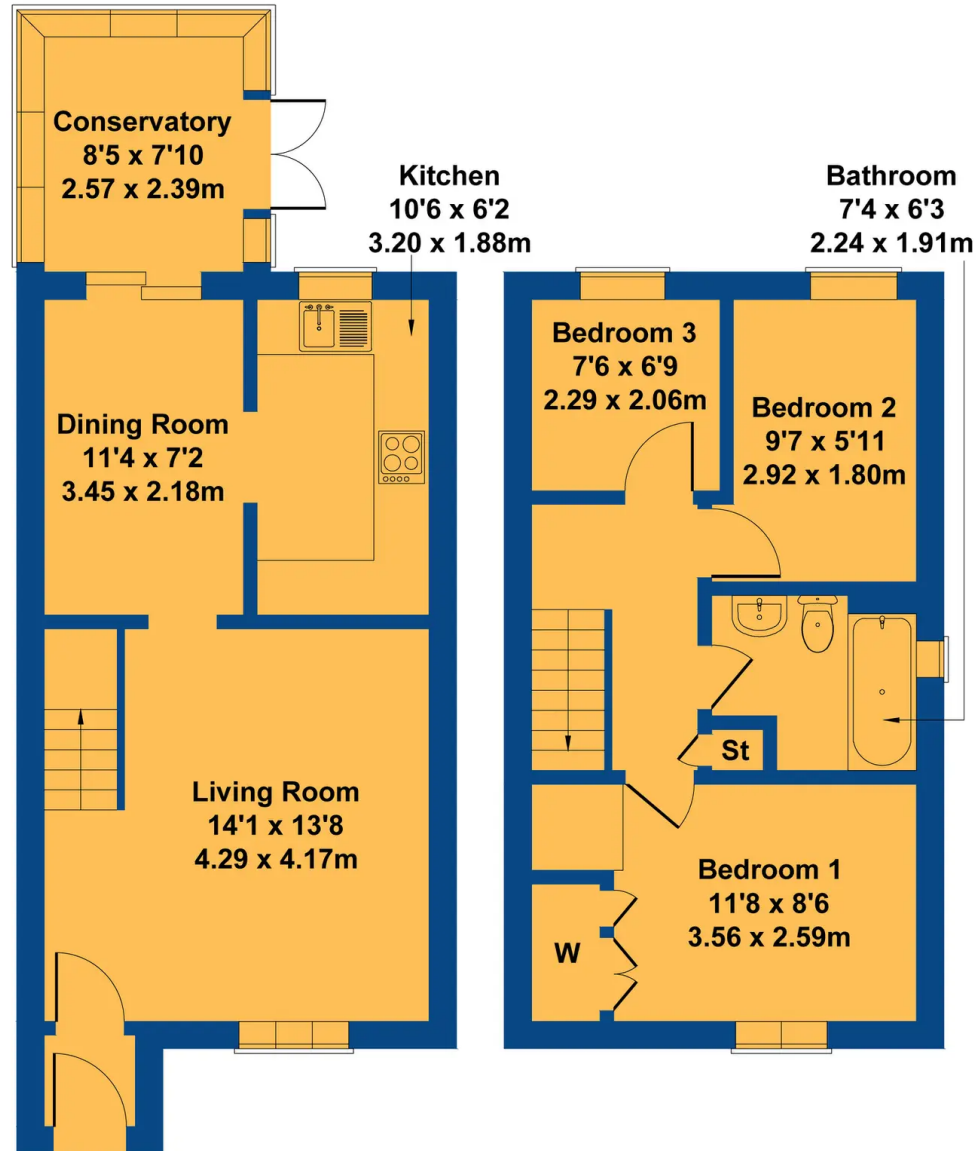
2 Parking Spaces

Driveway parking for possibly 2 cars (nose to tail).



# 27 Purdey Close

Approximate Gross Internal Area  
797 sq ft - 74 sq m



**GROUND FLOOR**

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.



## Chris Davies Estate Agents

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