





## 71 Maes-y-Cwm Street

Barry, Barry

Beautiful 3 double bed family home

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- SUPERB PRESENTATION; BEAUTIFUL FAMILY HOME
- THREE DOUBLE BEDROOMS
- LOUNGE DINER PLUS LARGE KITCHEN BREAKFAST ROOM
- KITCHEN AND BATHROOM APPROX 3 YEARS OLD
- CLOSE TO SCHOOL, TOWN CENTRE & RAIL LINKS
- EPC D58





### Entrance Porch

Accessed via modern door with frosted glazing. Tiled floor. Internal glazed door to hall.

### Hallway

A beautiful entrance hall with striking features such as period coving, cornices and wall panelling. Laminate floor and carpeted stairs to the first floor. Under stair fitted cupboards. Internal column style doors to lounge and kitchen. Radiator.

### Lounge

13' 11" x 11' 6" (4.24m x 3.51m)

A beautiful reception room with feature bay window and wall panelling plus period ceiling rose. Radiator and laminate floor. Open to dining area. Recessed shelving.

### Dining Room

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

Continuation of the decor and flooring. Rear aspect window. Radiator.

### Kitchen Breakfast Room

30' 2" x 10' 2" (9.19m x 3.10m)

A superb kitchen (approx 3 years old), beautiful throughout and comprising a wide range of eye level and base units in high gloss white with complementing work surfaces over and tiled slate style splash backs. Integrated wine pack, plus electric hob, oven, cooker hood and tall fridge freezer. Space and plumbing for further appliances as required. Worktops extend to a breakfast bar seating area with pendant lighting over. The kitchen opens to the breakfasting area which offers plenty of space for table and chairs. There is inset ceiling lighting and laminate floor right through. Radiators. Two side aspect windows, a glazed door plus French doors to the rear garden. Internal door leads to the WC.





### **WC**

Continuation of the floor and white suite comprising close coupled WC with button flush and all mounted compact wash basin with tiled splash backs. Ladder style heated towel rail and opaque window.

### **Landing**

A carpeted split level landing with large fitted cupboards and loft hatch. Matching internal doors to all bedrooms and family bathroom.

### **Bedroom One**

15' 10" x 11' 4" (4.83m x 3.45m)

Stunning double bedroom with two front aspect windows. Detailed wall panelling. Radiator.

### **Bedroom Two**

10' 9" x 8' 9" (3.28m x 2.67m)

A second double bedroom with detailed wall panelling, carpeted and rear aspect window (fire escape style). Radiator.. Measurements exclude recesses with shelving.

### **Bedroom Three**

10' 7" x 8' 3" (3.23m x 2.51m)

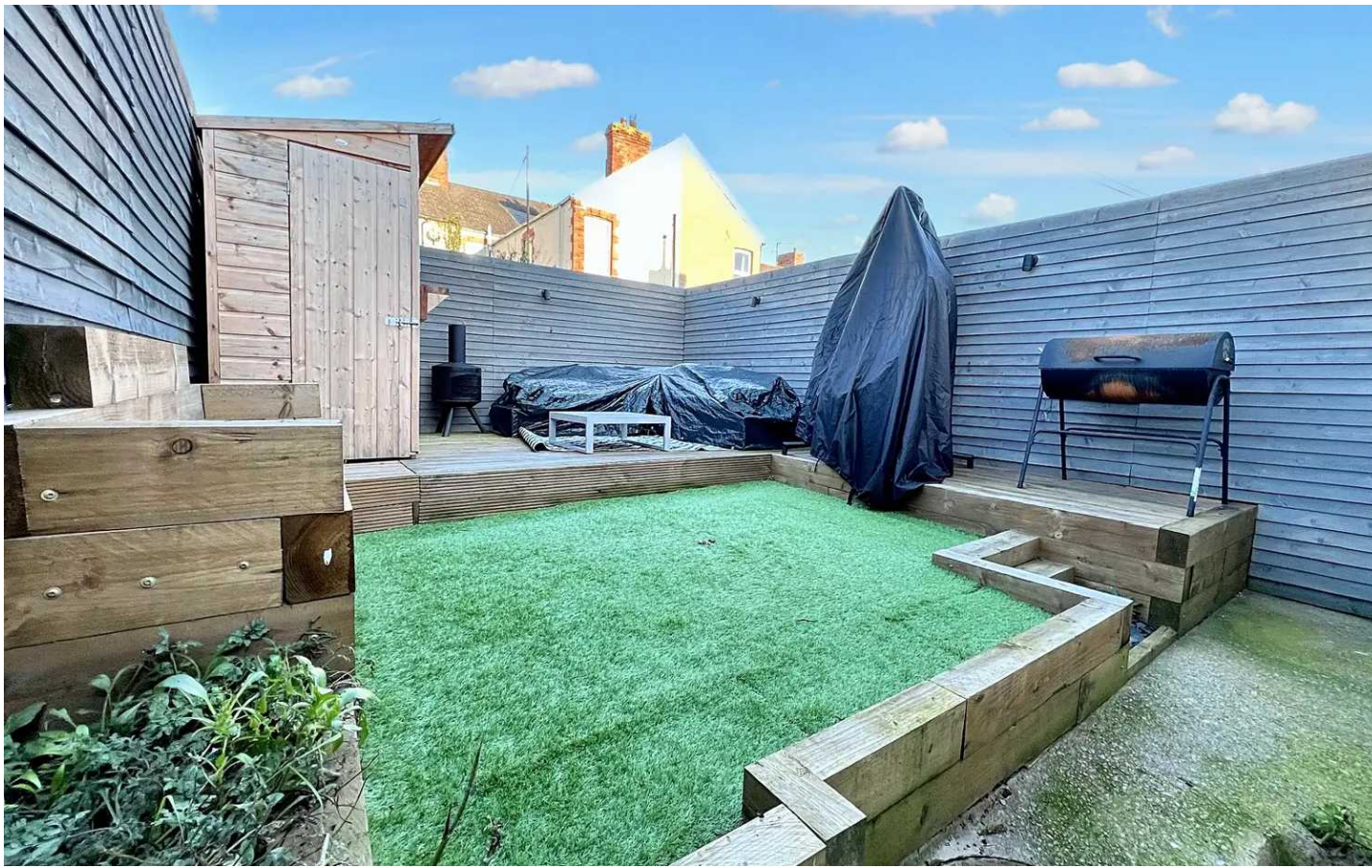
A beautiful double bedroom with laminate floor and rear aspect window (fire escape style). Built in cupboard housing the boiler. Radiator.



### **Family Bathroom**

7' 4" x 7' 2" (2.24m x 2.18m)

Modern bathroom suite (approx 3 years old) comprising white P shaped bath, thermostatic shower over - rainfall style head plus separate rinser, close coupled WC and wash hand basin. Tiled floor and splash backs. Ladder style heated towel rail. Recessed wall shelving and inset ceiling lights. Extractor. Opaque window.

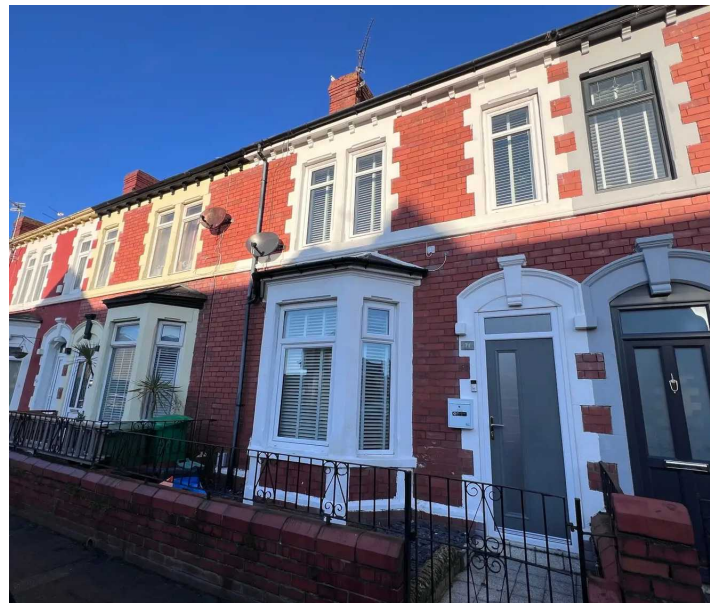
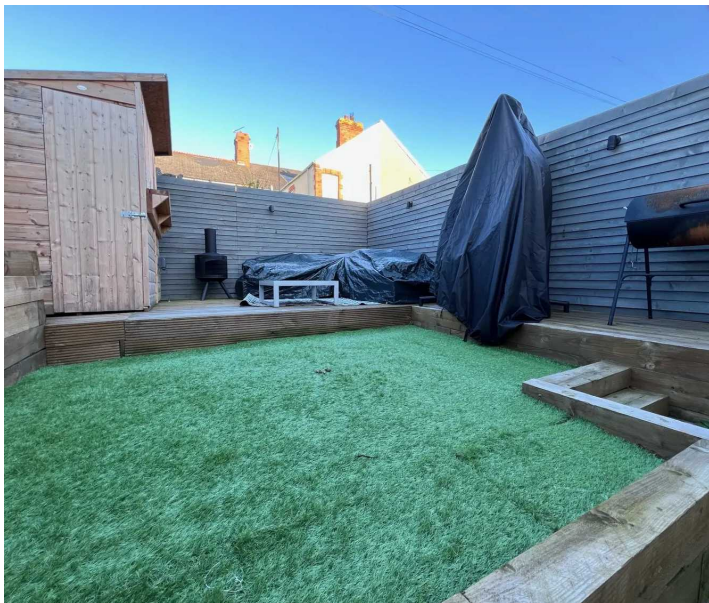


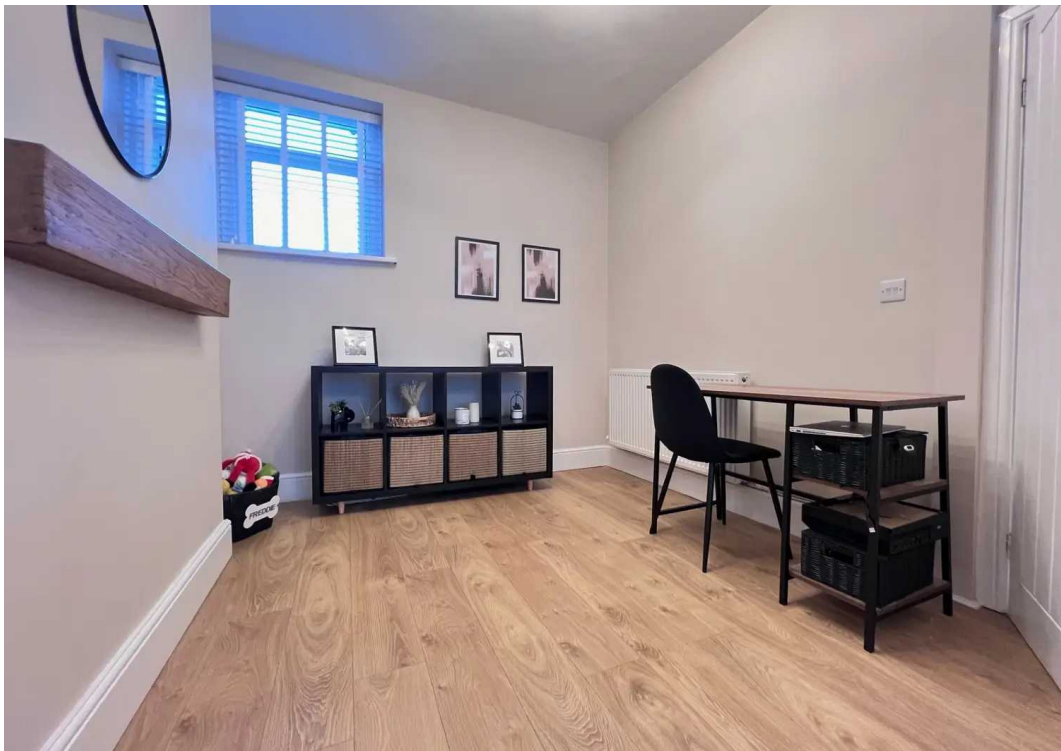
## FRONT GARDEN

Enclosed forecourt.

## REAR GARDEN

Enclosed, low maintenance garden with patio, decking and railway sleepers enclosing an artificial lawn. Shed. Built in seating. Tap. Side recess - ideal for storage.













## Chris Davies Estate Agents

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