




Chris Davies
Sales and Lettings
chris-davies.co.uk
01446 700007 **FOR SALE**



44 Dyfan Road

Barry, Barry

No onward chain and three double bedrooms

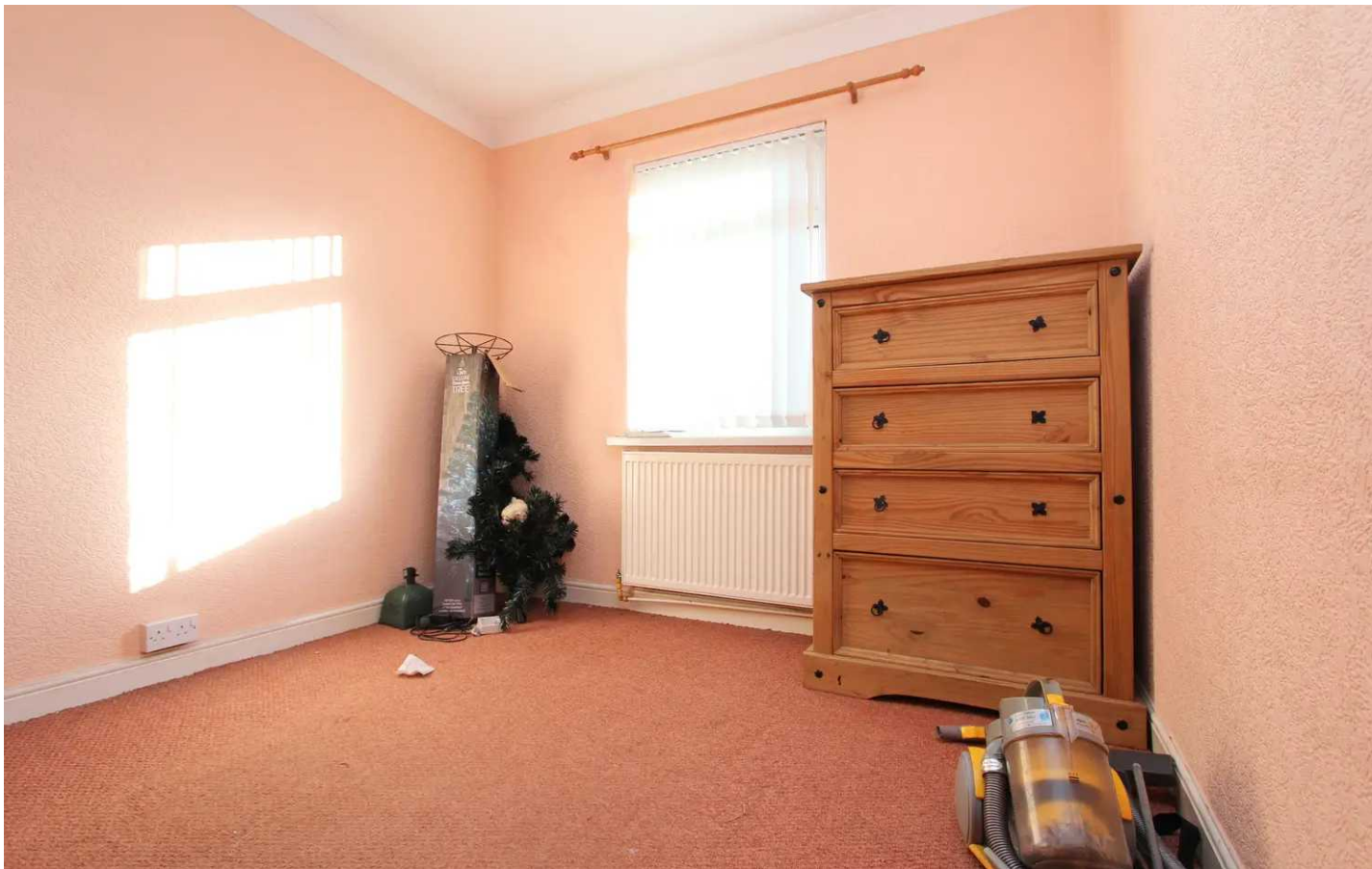
Council Tax band: C

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- NO ONWARD CHAIN
- THREE DOUBLE BEDROOMS
- LOUNGE AND SEPARATE DINING ROOM
- LARGE REAR ENCLOSED GARDEN; DRIVEWAY PARKING
- EPC D56
- For further information on broadband and mobile coverage in the area
<https://checker.ofcom.org.uk/>





Entrance Hallway

Accessed via uPVC door. Laminate floor and carpeted stairs to the first floor. Radiator and under stair recess. Doors to ground floor shower room, lounge and dining room.

Shower Room

7' 4" x 5' 4" (2.24m x 1.63m)

A handy ground floor wet room with electric shower, WC and wash hand basin. Partial tiled walls. Windows to side and front. Radiator.

Lounge

12' 9" x 11' 2" (3.89m x 3.40m)

Lounge with laminate floor and front aspect window. Radiator. Fire place.

Dining Room

13' 4" x 11' 6" (4.06m x 3.51m)

A second reception room with laminate floor and rear aspect window. Radiator. Fireplace. Fitted cupboard and door to kitchen.

Landing

Carpeted landing with front aspect window. Doors to WC, bathroom and three bedrooms.

WC

5' 6" x 3' 0" (1.68m x 0.91m)

White low level WC and front aspect window. Radiator. Laminate tiled floor.

Bedroom One

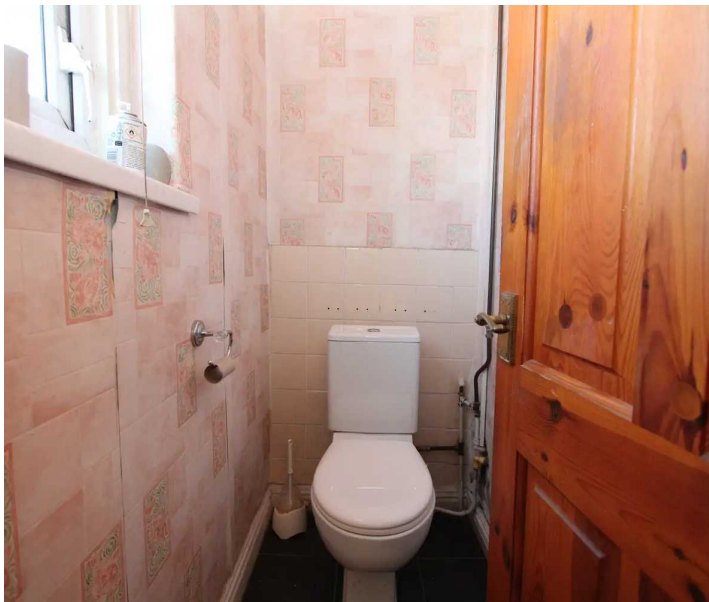
14' 4" x 11' 6" (4.37m x 3.51m)

Carpeted double bedroom with rear aspect window and radiator.

Bedroom Two

11' 3" x 11' 0" (3.43m x 3.35m)

Carpeted double bedroom with rear aspect window and radiator.





Bedroom Three

10' 3" x 9' 3" (3.12m x 2.82m)

Carpeted double bedroom with front aspect window and radiator.

Bathroom

9' 1" x 5' 6" (2.77m x 1.68m)

White panelled bath with electric shower over, wash hand basin, radiator and inset ceiling lights. Tiled effect laminate floor.





REAR GARDEN

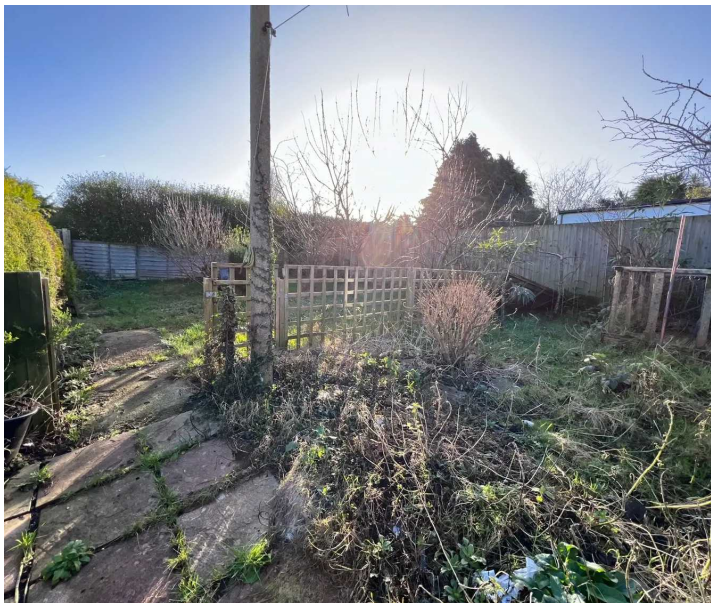
75' 12" x 25' 0" (23.16m x 7.62m)

A large rear garden comprising various section or lawn, patio and outhouse with power. Pedestrian access to side / front.

DRIVEWAY

2 Parking Spaces

Off road parking for 2 cars. Access to the side / rear.





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 to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.