



27 Claude Road, Barry  
£255,000



## 27 Claude Road

Barry, Barry

Attractive, spacious 3 double bed semi detached with large garden and drive  
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- WELL PRESENTED FAMILY HOME
- THREE DOUBLE BEDROOMS
- MODERN, RECENT FITTED KITCHEN BREAKFAST ROOM
- LARGE DRIVEWAY AND GOOD REAR GARDEN
- GAS CENTRAL HEATING VIA COMBI BOILER
- NEW UPVC WINDOWS AND DOORS IN LAST 3 YEARS
- EPC tbc
- CATCHMENT FOR ROMILLY PARK SCHOOL & WHITMORE HIGH





### Entrance Hall

Accessed via uPVC opaque glazed front door. With an LVT floor and carpeted stairs to first floor. Fitted under stair storage. Radiator. Doors to storage room, kitchen and lounge.

### Storage Room

6' 6" x 3' 0" (1.98m x 0.91m)

A handy space with front aspect window - would make an ideal WC conversion.

### Kitchen Breakfast Room

13' 9" x 10' 11" (4.19m x 3.33m)

With continuation of the LVT floor, this modern kitchen (less than 3 years old) has a wide range of fitted eye level and base units with complementing work surfaces over. Inset sink unit with mixer tap. Integrated appliances included eye level double oven, full height fridge freezer, additional under counter freezer, dishwasher and inset gas hob with cooker hood over. Space for table and chairs. Radiator. uPVC side and rear aspect windows plus door to rear garden. Wall mounted combi boiler.

### Lounge

18' 1" x 11' 1" (5.51m x 3.38m)

A carpeted lounge with front aspect window and uPVC sliding doors to rear garden. Radiator.

### Landing

Carpeted with front aspect window, loft hatch and doors to bathroom and three bedrooms.

### Bathroom

7' 0" x 6' 6" (2.13m x 1.98m)

White suite comprising bath with electric shower over, WC with button flush and pedestal wash basin. Tiled splash backs. Ladder style heated towel rail. Opaque window to front. Vinyl floor.

### Bedroom One

11' 8" x 9' 10" (3.56m x 3.00m)

Measurements exclude depth of wardrobes. Carpeted





11' 8" x 9' 10" (3.56m x 3.00m)

Measurements exclude depth of wardrobes. Carpeted double bedroom with rear aspect window. Fitted wardrobes plus additional fitted storage cupboard. Radiator.

#### **Bedroom Two**

13' 8" x 8' 0" (4.17m x 2.44m)

Carpeted double bedroom with rear aspect window. Radiator.

#### **Bedroom Three**

10' 2" x 9' 0" (3.10m x 2.74m)

Carpeted double bedroom with two front aspect windows and radiator.





### **FRONT GARDEN**

A deep front garden with a large area of stone chippings.

### **REAR GARDEN**

A spacious rear garden with power points and water. Mainly laid to lawn, fully enclosed and with central pathway. Shed. Gate to side / front.

### **DRIVEWAY**

4 Parking Spaces

A large driveway, comprising of interlocking paviour suitable for 4, possibly more cars.









## Chris Davies Estate Agents

Chris Davies Estate Agents, 24 High Street - CF62 7EA

01446 700007

[barry@chris-davies.co.uk](mailto:barry@chris-davies.co.uk)

[www.chris-davies.co.uk/](http://www.chris-davies.co.uk/)

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.