

25 Treharne Road, Barry  
£175,000



## 25 Treharne Road

Barry, Barry

Ideal for first-time buyers, this charming two bedroom terraced house boasts a large southerly aspect rear garden. Featuring a spacious lounge, additional reception area, and an EPC rating of D66, it offers a warm and welcoming atmosphere for modern living. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- TWO DOUBLE BEDROOMS
- TWO BATHROOMS
- EPC D66
- SOUTHERLY ASPECT LARGE REAR GARDEN
- LOUNGE AND ADDITIONAL RECEPTION
- IDEAL FIRST TIME BUY
- For further information on broadband and mobile coverage in this area visit [checker.ofcom.org.uk/](http://checker.ofcom.org.uk/)





### Hallway

Entrance via a composite front door with opaque glazing. Tiled floor, smooth walls and a smooth covered ceiling. A wooden door with opaque glazing leads further into the hallway. There is a radiator and dado rails. A door leads off to the reception room and the hallway opens up to the carpeted staircase and lounge.

### Reception

12' 7" x 9' 9" (3.84m x 2.97m)

Vinyl wood effect flooring, smooth walls and a smooth covered ceiling. Large front aspect window and a radiator. Feature fireplace and an archway through to the lounge.

### Lounge

11' 1" x 13' 3" (3.38m x 4.04m)

Vinyl wood effect flooring continues through into the lounge. Smooth walls, a smooth ceiling and an original feature fireplace. A glazed door leads out to the garden and a door leads to the kitchen.

### Kitchen

8' 4" x 10' 9" (2.54m x 3.28m)

A continuation of the vinyl wood effect flooring from the reception room and lounge, smooth walls and a smooth ceiling. Wooden matching eye and base level units with a complementing black laminate countertop. A stainless steel sink inset with a stainless steel mixer tap ovetop. Space for an oven and a fridge/freezer. Side aspect double opening window and a radiator.

### Utility

The kitchen leads down to a utility space. Tiled floor with smooth walls and a smooth ceiling. A small rear aspect window and a uPVC door leading to the garden. A door also leads to the downstairs WC.





### **Downstairs WC**

3' 3" x 3' 8" (0.99m x 1.12m)

Continuation of the tiled floor from the utility room, smooth walls and a smooth ceiling with a sky light. A white WC with a push button flush, a white pedestal basin with a stainless steel mixer tap overtop and a tiled splashback.

### **Landing**

A carpeted staircase leads to a carpeted landing with smooth walls, a smooth ceiling and a large rear aspect window.

### **Bedroom One**

10' 3" x 10' 2" (3.12m x 3.10m)

Carpeted with smooth walls and a smooth ceiling. An original feature fireplace, a rear aspect window and a radiator. Door leading to the shower room.

### **Shower Room**

5' 3" x 5' 9" (1.60m x 1.75m)

Tiled floor, half height wall tiling (with full height wall tiling within the shower), smooth walls and a smooth ceiling. Walk in shower with a glass shower screen and a thermostatic shower inset with a rainfall showerhead and a rinser. A white WC with a push button flush and a white pedestal basin with stainless steel pillar taps.

### **Bedroom Two**

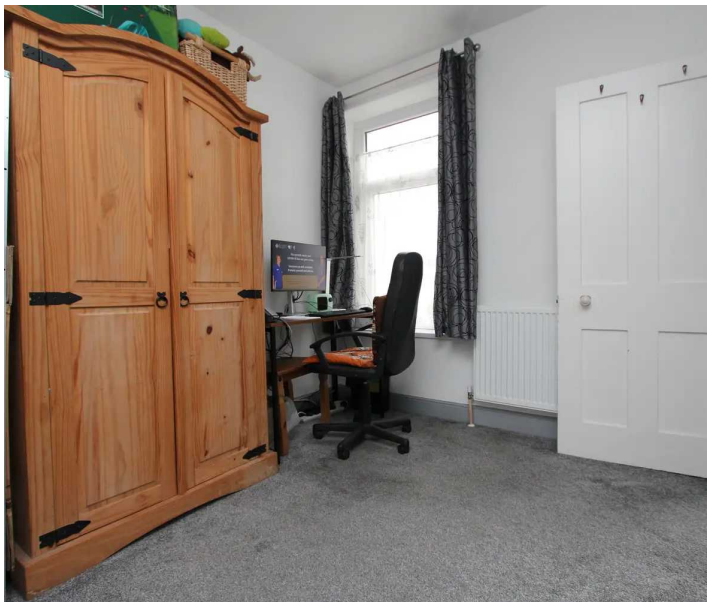
7' 11" x 10' 11" (2.41m x 3.33m)

Measurements do not include the recess where the wardrobe is situated. Carpeted with smooth walls and a smooth ceiling. A front aspect window and a radiator. A door leading to the bathroom.

### **Bathroom**

8' 5" x 5' 3" (2.57m x 1.60m)

Vinyl wood effect flooring, half height wall tiling, smooth walls and a smooth ceiling. A front aspect opaque window and a radiator. A white WC with a push button flush and a white pedestal basin with



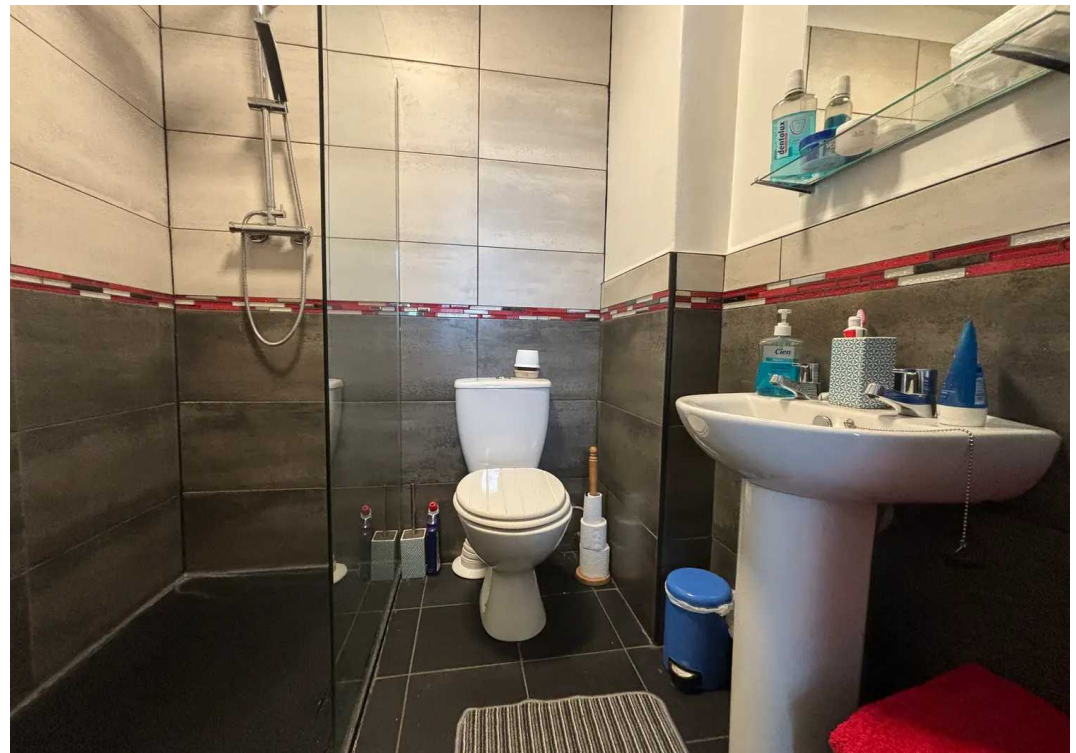


stainless steel pillar taps. A white bath with stainless steel mixer taps and a rinser.

### Rear Garden

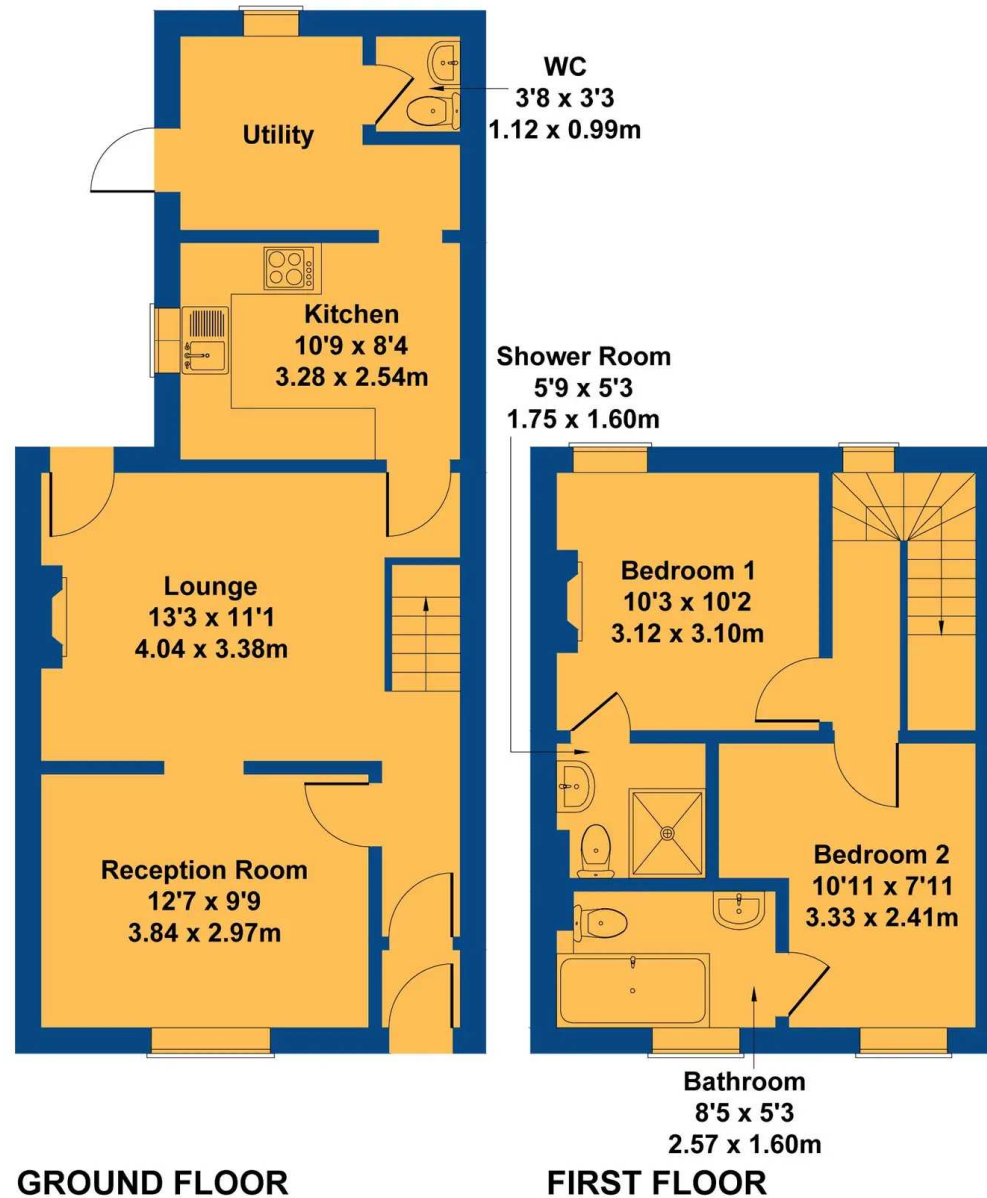
A large rear garden with a gate leading out to a private access lane. A wooden fence to the left of the garden and brick walls to the right and rear. As you come out of the house, there is an area of decorative stones and a pathway leading to the bottom of the garden. A large part of the garden is laid to lawn with a paved area towards the rear.





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Approximate Gross Internal Area  
872 sq ft - 81 sq m



Not to Scale. Produced by The Plan Portal 2024  
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