





25 Slade Road

Barry, Barry

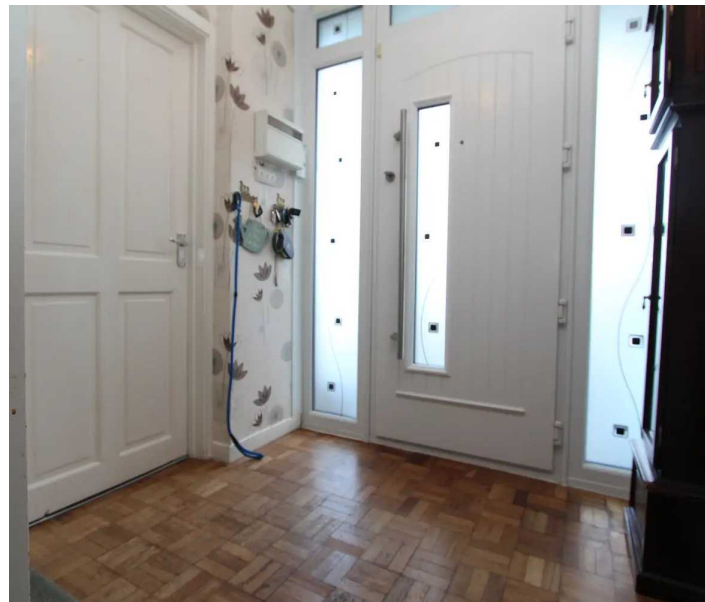
Detached four bedroom family home with three reception rooms and a large luxury bathroom.
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- SPACIOUS DETACHED FAMILY HOME
- LARGE MODERN KITCHEN
- VERY LARGE BATHROOM SUITE WITH SAUNA
- DOUBLE DRIVEWAY
- NEW WINDOWS AND DOOR TO FRONT OF HOUSE (2019)
- NEW BOILER AND HEATING SYSTEM APPROXIMATELY 8 MONTHS OLD
- EPC C71
- 3 RECEPTION ROOMS
- 4 BEDROOMS PLUS 2 LOFT ROOMS





Hallway

Entrance via composite front door with matching decorative glazed side panels (fitted in 2019). Parquet floor which continues throughout the ground floor. Carpeted stairs leading to first floor. Radiator and deep under stair recess. Doors leading to lounge, kitchen, a small lobby (leading to a fourth bedroom and shower room), a storage cupboard and a return door to the lounge.

Kitchen

15' 8" x 8' 11" (4.78m x 2.72m)

Fitted eye and base level units in high gloss white, work surfaces with a one and a half bowl ceramic sink unit with a mixer tap over. Inset five ring gas hob with electric oven under and oven hood over. Space and plumbing for appliances. Vinyl floor, inset ceiling spotlights and a coved ceiling. Side and rear aspect windows plus a uPVC door leading to the garden.

Small Lobby

From the hallway you are able to access a small lobby with tiled flooring. An open access doorway leads to the fourth bedroom (previously a garage) accessible via 3 steps. The lobby also leads to the shower room.

Bedroom Four

16' 6" x 8' 4" (5.03m x 2.54m)

Previously used as a beauty salon and could now be a functional bedroom. With laminate effect vinyl flooring, a radiator, fitted cupboards, inset ceiling spotlights, a side aspect window and French doors to the front of the property. A new boiler is concealed in a cupboard which is approximately 8 months old.

Shower Room

Tiled flooring continued from the lobby, WC, wash basin, shower with electric shower inset. Side aspect window.

Lounge

18' 0" x 12' 6" (5.49m x 3.81m)

Carpeted lounge with a coved smooth ceiling, large front aspect windows and a radiator. Fire surround





Lounge

18' 0" x 12' 6" (5.49m x 3.81m)

Carpeted lounge with a coved smooth ceiling, large front aspect windows and a radiator. Fire surround and fireplace with fire inset. There will be a new gas fire installed. Double opening glazed doors to the dining room and a return door to the hallway.

Dining Room

10' 0" x 12' 5" (3.05m x 3.78m)

Continuation of carpet from lounge, coved ceiling, radiator, dado rail. Plenty of space for family table and chairs. Open access to the conservatory.

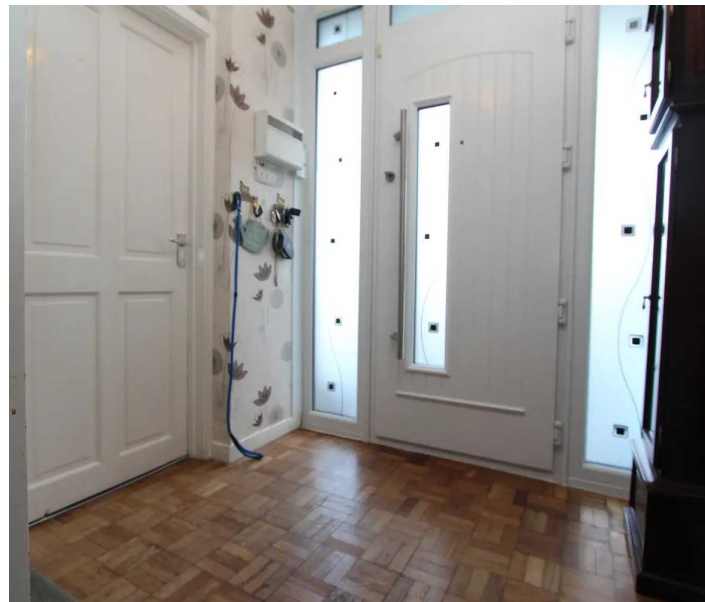
Conservatory

10' 0" x 12' 2" (3.05m x 3.71m)

Continuation of carpet from lounge and dining room. A pitched roof, fitted blinds all around, a radiator, wall lighting and power points. Single uPVC door out to the garden.

Landing

Carpeted stairway with handrail leading to a carpeted landing. Double opening doors to a large storage cupboard. Doors leading to bedrooms 1, 2 and 3 and to the family bathroom.



Bedroom 1

12' 5" x 13' 10" (3.78m x 4.22m)

Carpeted double bedroom with a large front aspect window, radiator and a coved ceiling. Full height fitted wardrobes with sliding doors and a door leading to the second landing.

Bedroom 3

12' 5" x 8' 8" (3.78m x 2.64m)

Carpeted double bedroom, rear aspect window, a radiator and double opening fitted wardrobes.

Bathroom

15' 9" x 12' 3" (4.80m x 3.73m)

Very spacious bathroom suite with a white WC, basin and shower cubicle with an electric shower inset and sliding glass doors. Large jacuzzi bath with mixer tap and a sauna. Smooth ceiling with inset lights. Fully tiled walls and non-slip tiled floor. Upright heated



REAR GARDEN

46' 12" x 40' 0" (14.33m x 12.19m)

A good size South Westerly aspect garden in 3 sections with decking, patios, chippings and sheds / summer house. Outdoor power points and electric charging point for car plus outdoor tap. Gate to front.

FRONT GARDEN

An attractive front with stone chippings and central design. Steps lead to the front door.

DRIVEWAY

2 Parking Spaces

Driveway parking for 2 cars side by side





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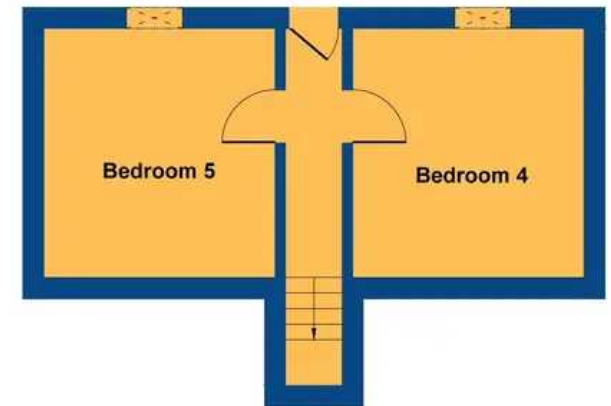
Approximate Gross Internal Area
1894 sq ft - 176 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.



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