







## 35 Laura Street

Barry, Barry

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- BEAUTIFULLY PRESENTED AND NEW FLOORING / CARPET
- DINING ROOM AND LOUNGE WITH LOG BURNER
- MODERN FITTED KITCHEN; LARGE FIRST FLOOR BATHROOM
- TWO DOUBLE BEDROOMS PLUS LOFT ROOM
- EPC C69







### Entrance Hall

Accessed via uPVC door with obscure glazing. High level fuse box and meter. Laminate floor (new) and radiator plus carpeted stairs to the first floor. Door to dining room and lounge.

### Dining Room

12' 0" x 10' 7" (3.66m x 3.23m)

Continuation of the new laminate floor. Rear aspect window. Door to kitchen and open to lounge. Radiator.

### Lounge

10' 3" x 9' 7" (3.12m x 2.92m)

Continuation of new floor and decor. Front aspect window and the focal point of a beautiful log burner inset into fireplace. Radiator.

### Kitchen

9' 7" x 8' 1" (2.92m x 2.46m)

A range of modern eye level and base units with complementing work surfaces over. Inset Belfast style ceramic sink with mixer tap. Integrated gas hob and double oven under and cooker hood over. Space and plumbing for appliances. Partial tiled wall and tiled floor. Side aspect window plus door to rear garden. Folding door to under stair storage.



### Landing

Carpeted, matching the stairs and with doors to bathroom and two bedrooms. Loft hatch with pull down ladder.

### Bathroom

9' 6" x 8' 4" (2.90m x 2.54m)

A large bathroom with white suite comprising panelled bath with waterfall tap and electric shower over, pedestal wash basin and WC. Rear aspect obscure window. Storage cupboards - housing the boiler. Tiled effect laminate floor and radiator.

### Bedroom Two

12' 3" x 7' 8" (3.73m x 2.34m)

With a new laminate floor. Radiator and rear aspect window.





### **Bedroom Two**

12' 3" x 7' 8" (3.73m x 2.34m)

With a new laminate floor. Radiator and rear aspect window.

### **Bedroom One**

12' 4" x 9' 9" (3.76m x 2.97m)

Double bedroom with new laminate floor. Front aspect windows. Recessed storage with shelves and hanging space. Radiator.

### **Loft Room**

A great loft space, only accessible via folding ladder. Velux window and laminate floor with storage to the eaves.











## Chris Davies Estate Agents

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