





## 42 Evans Street

Barry, Barry

4 BEDROOMS; CENTRAL LOCATION - Situated off Holton Road is this stone fronted terraced home which enjoys a pleasant ENCLOSED REAR GARDEN.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- TOWN CENTRE LOCATION; FOUR BEDROOMS
- LOUNGE AND DINING ROOM
- UTILITY PLUS FURTHER LEAN TO / STORE AREA
- GROUND FLOOR BATHROOM PLUS SECOND FLOOR WC
- EPC D60





### Entrance Hall

Accessed via a uPVC door with opaque glazing and matching panel above. Meter cupboard, radiator and Karndean style flooring. Carpeted stairs and panelled door to the dining room.

### Dining Room

12' 0" x 10' 8" (3.66m x 3.25m)

A carpeted reception room with internal single glazed window to the utility room area and archway through to the living room. There is a focal point of a period fireplace with coal effect gas fire inset. Smooth coved ceiling. Panelled door to the kitchen.

### Living Room

11' 4" x 10' 4" (3.45m x 3.15m)

A carpeted reception room with front uPVC window, radiator, gas meter cupboard and smooth coved ceiling.

### Kitchen

9' 3" x 7' 8" (2.82m x 2.34m)

A very well appointed kitchen with matching eye level and base units in an Oak style finish. These are complemented by modern tops which have a stainless steel sink unit inset. Integrated dishwasher, microwave and slot in space for gas cooker. Single glazed window to the sun room and a wooden part glazed door leads to the same. Luxury vinyl tiled flooring and ceramic tiled splash-backs. Bi-fold door to a handy under stair cupboard plus a panelled door leads to the utility room.

### Lean To

7' 8" x 5' 11" (2.34m x 1.80m)

With luxury vinyl flooring, polycarbonate roof plus uPVC window and door leading to the rear garden. A very versatile area.

### Utility Room

8' 3" x 4' 2" (2.51m x 1.27m)

With luxury vinyl flooring and handy wall mounted storage cupboards. Side by side space for washing machine and tumble dryer (appliances not included).





With luxury vinyl flooring and handy wall mounted storage cupboards. Side by side space for washing machine and tumble dryer (appliances not included). Worktop area and space for fridge/freezer. Panelled door to the bathroom/WC. Smooth ceiling and extractor.

#### **Bathroom/WC/Shower**

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

A super bathroom with a white suite comprising WC with concealed cistern, basin with vanity cupboard under and bath with electric shower and glazed screen over. Stylish ceramic tiled splash-backs, side opaque uPVC window and ladder style chrome heated towel rail. Extractor and smooth ceiling.

#### **Landing**

Carpeted and with matching doors accessing the three bedrooms on this level. A dog-leg staircase leads up to the second floor. Handy under stair storage.

#### **Bedroom One**

14' 9" x 10' 4" (4.50m x 3.15m)

A spacious carpeted double bedroom with 2 front uPVC windows and radiator.

#### **Bedroom Two**

10' 10" x 9' 4" (3.30m x 2.84m)

A carpeted double bedroom with rear uPVC window and radiator. Corner style wardrobe fitment with a wealth of storage options.

#### **Bedroom Three**

9' 4" x 7' 9" (2.84m x 2.36m)

A great size bedroom with rear uPVC tilt and turn window plus radiator.

#### **Small Landing**

Carpeted and with a fire door leading in to the bedroom.

#### **Bedroom Four**

9' 5" x 8' 7" (2.87m x 2.62m)

Dimensions are taken at waist level. There is restricted headroom, but this is a very functional carpeted





### REAR GARDEN

A delightful enclosed courtyard rear garden with pedestrian lane access. Initial cobbled style block paving with steps leading to a patio and further Cotswold style chipped area ideal for potted plants etc. Sun deck and garden shed. Raised planted areas, one with a pond.

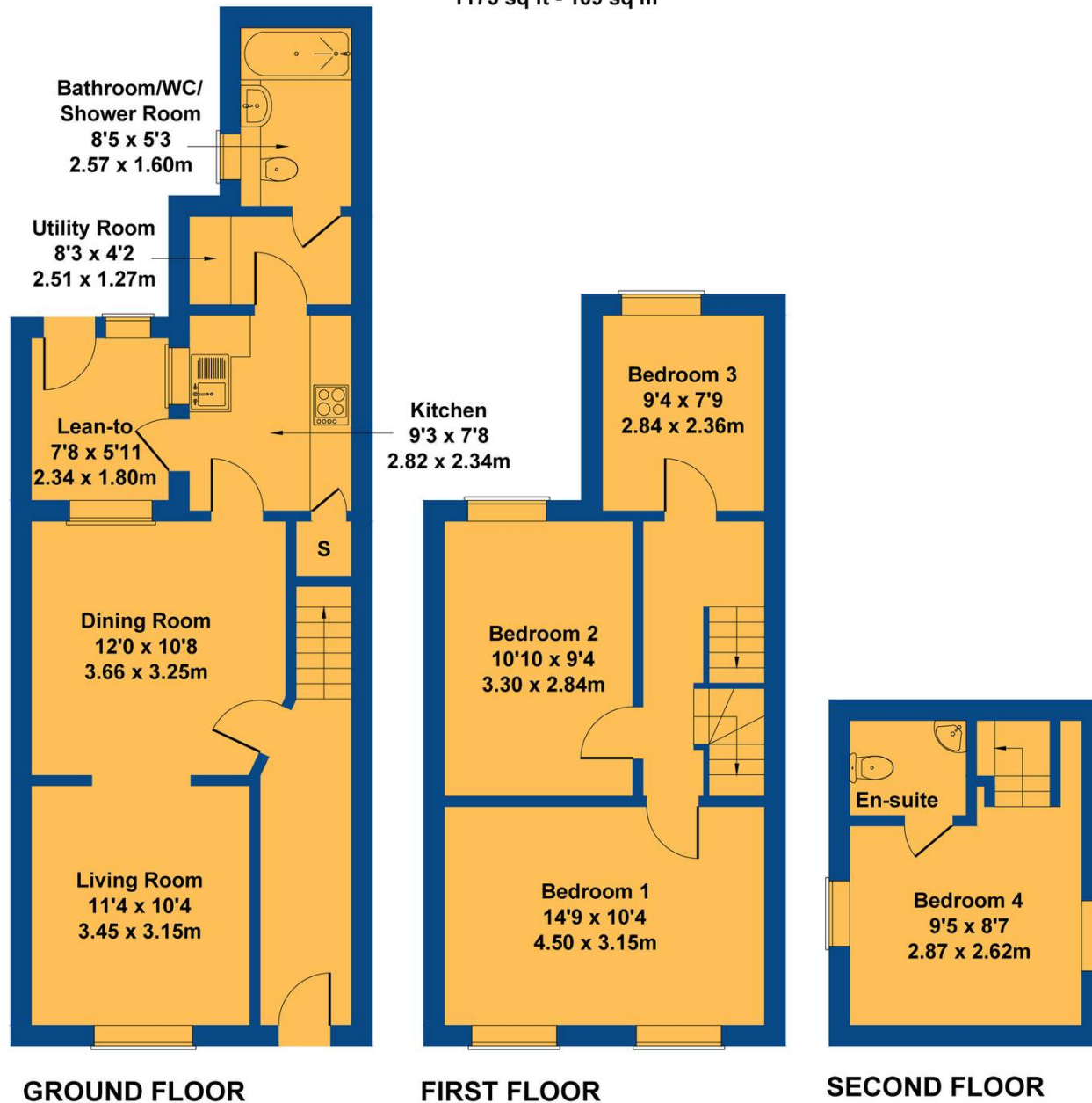
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Approximate Gross Internal Area  
1173 sq ft - 109 sq m



Not to Scale. Produced by The Plan Portal 2024  
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