





100 Dock View Road

Barry, Barry

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- BEAUTIFULLY PRESENTED PERIOD HOME
- LOUNGE PLUS SEPARATE DINING ROOM
- STYLISH KITCHEN PLUS LARGE UTILITY
- THREE BEDROOMS
- FAMILY BATHROOM
- epc tbc
- NO ONWARD CHAIN





Hallway

Accessed via uPVC door. Radiator. Laminate floor and carpeted stairs to the first floor. Access to lounge and kitchen.

Lounge

14' 0" x 13' 0" (4.27m x 3.96m)

Carpeted well presented lounge with front aspect bay window. Radiator. Period fire recess. Period coving.

Kitchen

13' 5" x 9' 8" (4.09m x 2.95m)

A modern range of eye level and base units with complementing work surfaces over and inset Franke sink unit. Inset 5 ring gas hob plus double eye level oven. Large cooker hood. Space for tall American style fridge freezer. Inset ceiling lights and radiator. Side aspect window. Internal door to utility plus open door access to dining room.

Utility

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

With a vinyl floor, space and plumbing for further appliances plus work surfaces. Radiator. Rear aspect window and door to garden. Concealed boiler (approx 3 years old).



Dining Room

12' 0" x 9' 7" (3.66m x 2.92m)

A well presented second reception room with period fireplace and coving. Rear aspect window. Radiator. Laminate floor.

Landing

A carpeted split level landing with loft hatch (pull down ladder and fully boarded). Doors to bathroom and three bedrooms.

Bedroom One

18' 4" x 14' 6" (5.59m x 4.42m)

Carpeted, larger than average bedroom with two front aspect windows (one bay window). Radiator.



Carpeted, larger than average bedroom with two front aspect windows (one bay window). Radiator.

Bedroom Two

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

Carpeted double bedroom with rear aspect window and radiator.

Bedroom Three

9' 11" x 8' 10" (3.02m x 2.69m)

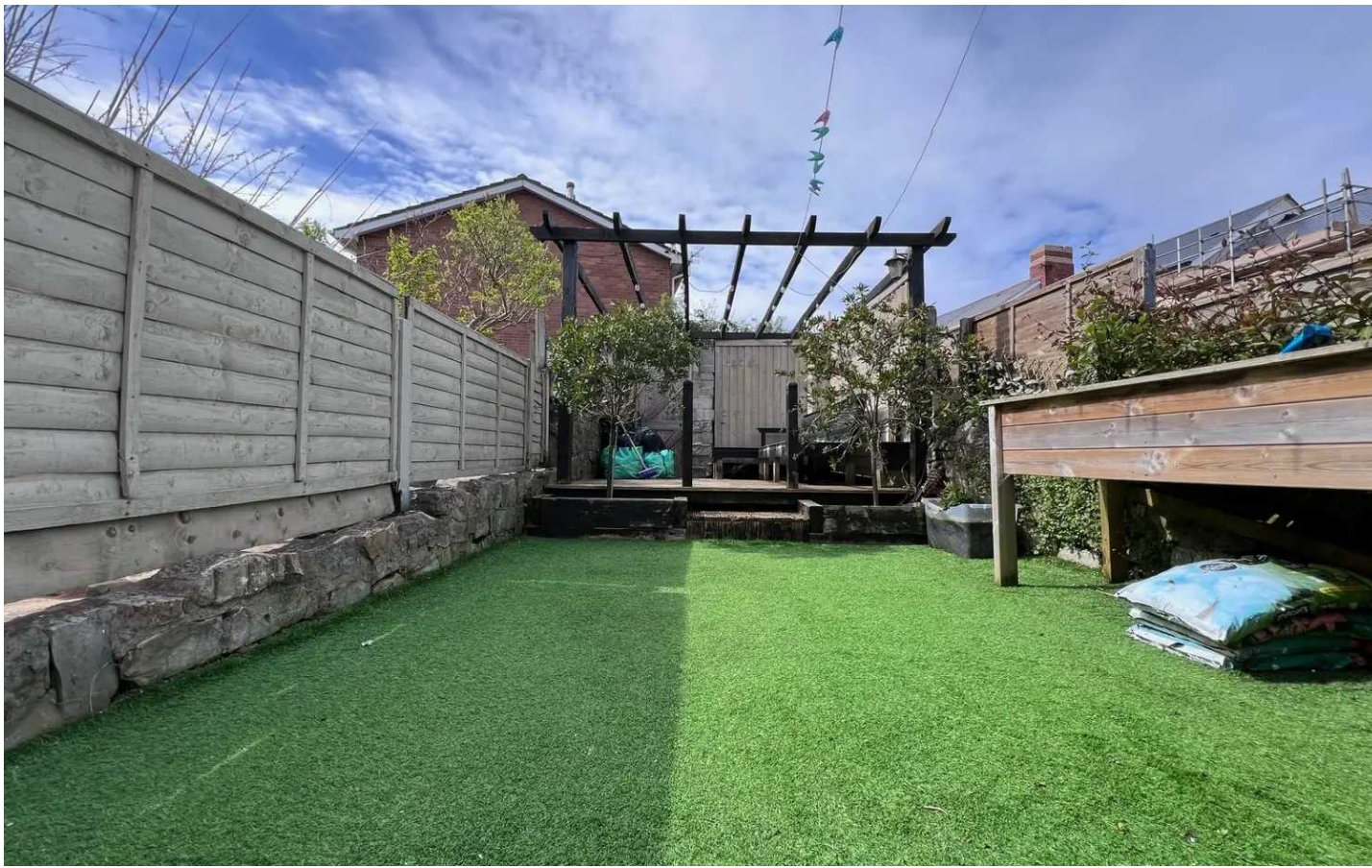
Carpeted bedroom with rear aspect window and radiator.

Bathroom

6' 6" x 5' 7" (1.98m x 1.70m)

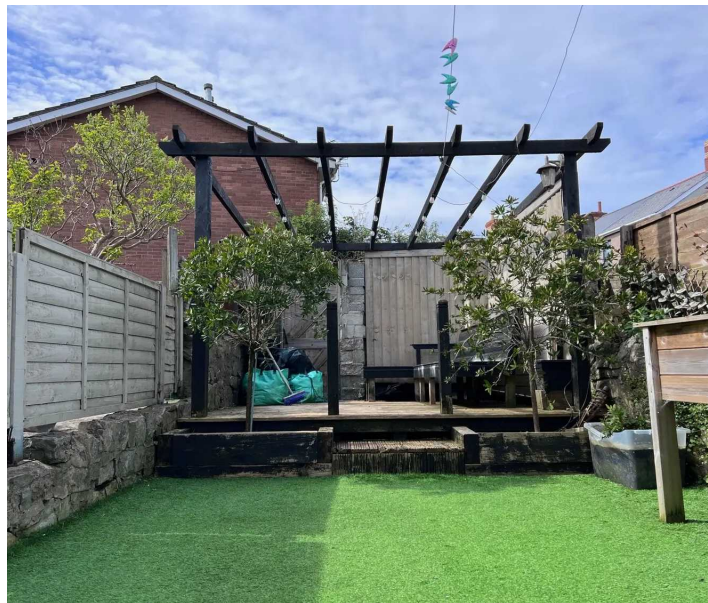
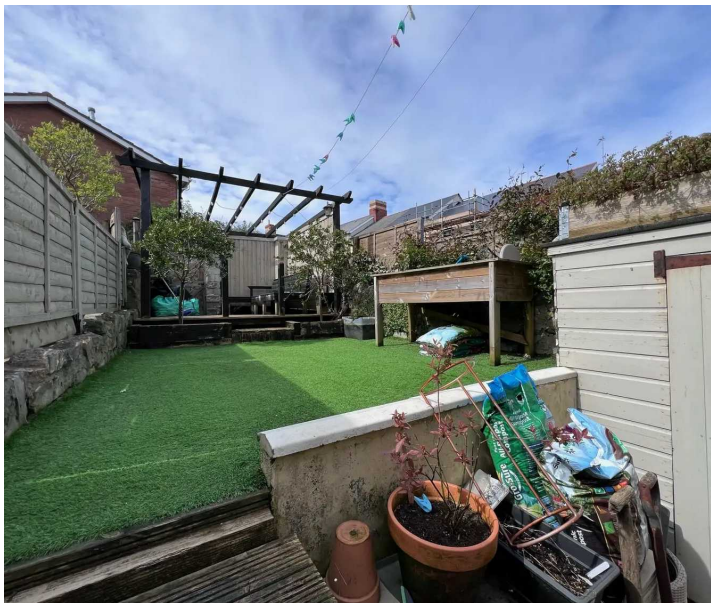
White suite comprising P shaped bath with glass screen and inset thermostatic shower (fixed rainfall style head and separate rinser), close coupled WC with concealed cistern and matching wash basin set into vanity unit. Modern tiled splash backs and inset ceiling lights. Opaque window. Vinyl floor.





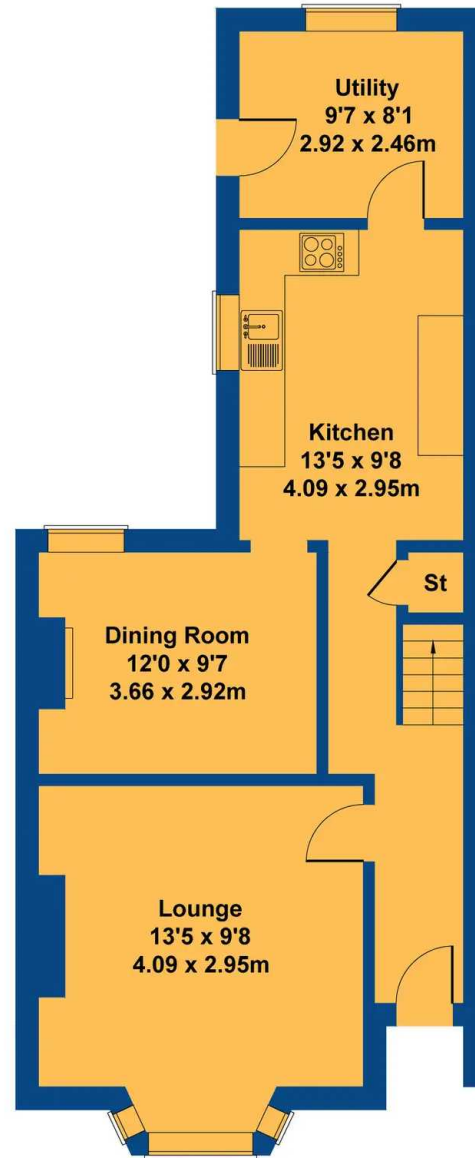
GARDEN

Enclosed rear garden with patio, raised astro turf area plus pergola over decking.

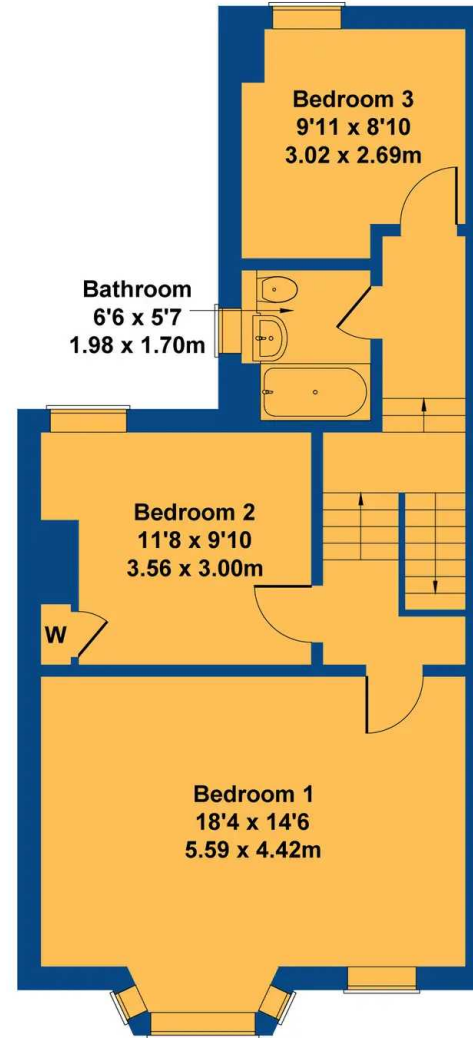


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Approximate Gross Internal Area
1238 sq ft - 115 sq m

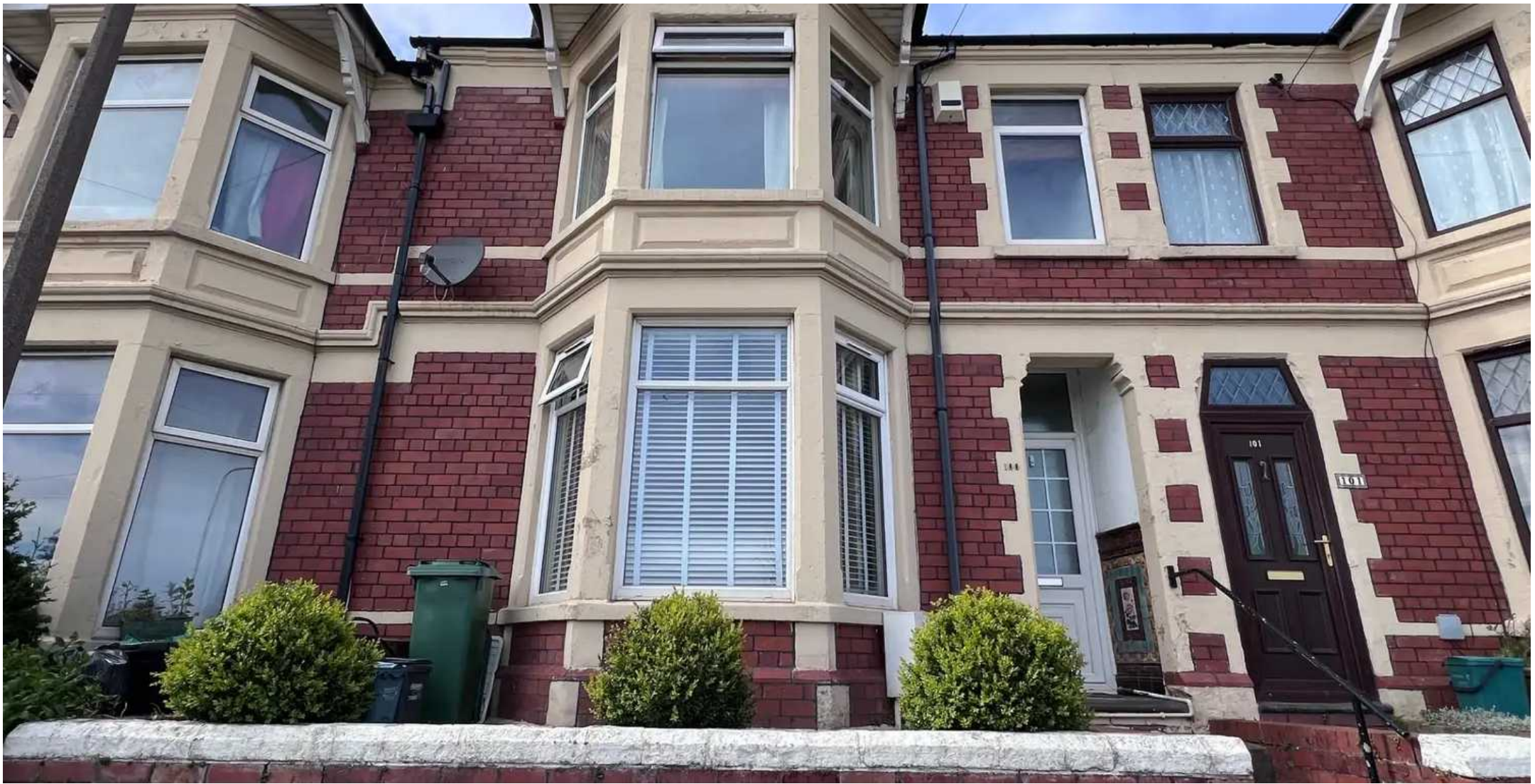


GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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