







## 34 Whitewell Road

Barry, Barry

3 bed family home with no onward chain

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- NO ONWARD CHAIN
- SPACIOUS FAMILY HOME WITH GOOD SIZE REAR GARDEN
- TWO RECEPTION ROOMS ; THREE BEDROOMS
- OFF ROAD PARKING
- EPC C69





### Entrance Porch

Accessed via uPVC door. Laminate floor. Front and side aspect windows. Internal glazed door to hall.

### Hall

Continuation of the laminate floor plus carpeted stairs with hand rail to the first floor with under stair storage cupboard. Radiator. Side aspect window and door to lounge. Open door access to the kitchen.

### Living Room

14' 6" x 11' 1" (4.42m x 3.38m)

A good size lounge with laminate floor and large front aspect windows with open aspect views. Fireplace and radiator. Door to dining room.

### Dining Room

11' 0" x 9' 9" (3.35m x 2.97m)

Continuation of the laminate floor. Rear aspect window and radiator. Serving hatch to kitchen.

### Kitchen

9' 9" x 9' 2" (2.97m x 2.79m)

Fitted with a range of white eye level and base units (shaker style) with work surfaces over. Polycarbonate one and half bowl sink unit. Inset gas hob with oven under and cooker hood over. Space and plumbing for further appliances as required. Rear aspect window plus door to side / rear. Continuation of the laminate floor.

### Landing

Carpeted, matching the stairs and with side aspect window. Loft hatch (boiler is in the loft and approx 18 months old). Matching internal doors to airing cupboard, bathroom and three bedrooms.

### Bathroom

7' 10" x 5' 5" (2.39m x 1.65m)

White suite comprising bath with thermostatic shower over, low level WC and wash basin set into vanity unit. Tiled walls and laminate tile floor. Radiator. Side and rear windows.







### **Bedroom One**

12' 5" x 9' 8" (3.78m x 2.95m)

Double bedroom with laminate floor and rear aspect window. Radiator. Fitted cupboard.

### **Bedroom Two**

11' 1" x 10' 5" (3.38m x 3.18m)

Carpeted double bedroom with front aspect window and radiator.

### **Bedroom Three**

8' 4" x 7' 0" (2.54m x 2.13m)

Measurements exclude depth of fitted storage. Carpeted bedroom with front aspect window and radiator. Fitted (over stair) storage.







### **FRONT GARDEN**

Set over a few tiers, steps lead to the front porch.

### **GARDEN**

A good size garden over two levels, with patio and lawn. Outdoor storage with power and lighting. Gate to side / front.

### **DRIVEWAY**

1 Parking Space

Off road parking for 1 car.





# 34 Whitewell Road Barry

Approximate Gross Internal Area  
904 sq ft - 84 sq m

Kitchen  
9'9 x 9'2  
2.97 x 2.79m



**GROUND FLOOR**

Bathroom  
7'10 x 5'5  
2.39 x 1.65m



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
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## Chris Davies Estate Agents

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