





Chris Davies
Sales and Lettings
chris-davies.co.uk
01446 700007 **FOR SALE**

 **Chris Davies**
residential sales & lettings

6 St. Aidens Rise, Barry
In Excess of **£210,000**



6 St. Aidens Rise

Barry, Barry

LANDSCAPED REAR GARDEN; 3 BEDROOMS; 2 MINUTES TO RAIL STATION - This well presented end of terraced property comprises a porch/hall, living room with...

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- THREE BED END OF TERRACE
- FULL WIDTH KITCHEN BREAKFAST ROOM
- ENCLOSED REAR GARDEN WITH WORKSHOP
- MODERN WHITE BATHROOM / WC AND SHOWER
- EPC C71
- WALKING DISTANCE TO SHOPS AND RAIL STATION





Entrance Porch/Hall

Accessed via a uPVC door and with a matching front window. A practical entrance area ideal for general storage. Radiator and fuse-box. A panelled door leads to the living room.

Living Room

15' 6" x 12' 10" (4.72m x 3.91m)

A superb size carpeted reception room which boasts contemporary RAKO lighting (remote control, dimmer, mood lighting etc - smooth coved ceiling with 13 low energy spotlights)). Front uPVC window and a recessed stairs lead to the first floor. A panelled door leads to the kitchen/dining room. The focal point is that of a recessed wood burning stove that is mounted on a slate hearth. (Matching shelf over). Radiator.

Kitchen/Breakfast Room

15' 5" x 8' 9" (4.70m x 2.66m)

With a striking tiled flooring and initially with space for a dining table and chairs. The kitchen is fitted with modern units, complementing worktops and a stainless steel sink unit. Integral 4 ring hob, electric over and cooker hood over. 2 uPVC windows and matching door to the rear garden. Smooth coved ceiling with 12 recessed low energy spotlights, radiator and ceramic tiled splash-backs.

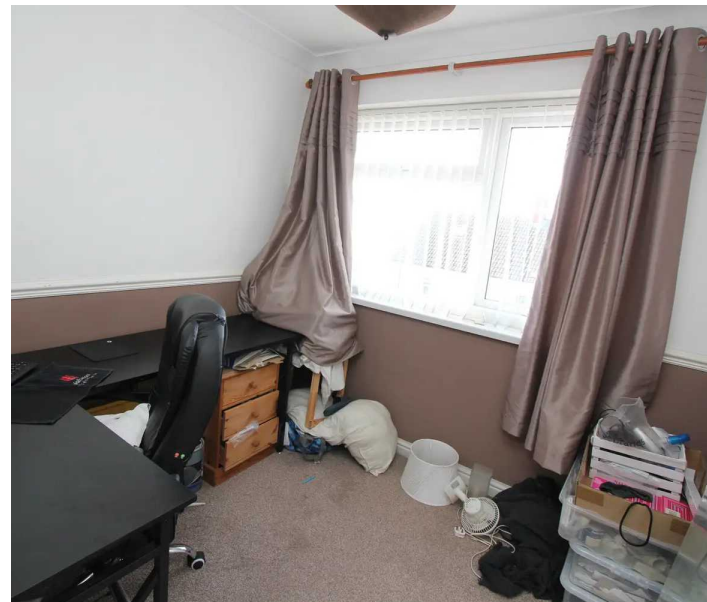
Landing

Carpeted, matching the stairs, and with panelled doors to the three bedrooms and bathroom/WC. Two further doors access a handy storage cupboard and also an airing cupboard which houses the recently refitted combi boiler. Loft hatch and smooth coved ceiling with 4 spotlights.

Bedroom One

8' 9" x 8' 7" (2.66m x 2.61m)

A carpeted double bedroom with uPVC rear window, radiator and recessed cupboard over the stairwell. Coved ceiling





radiator and recessed cupboard over the stairwell.
Coved ceiling

Bedroom Two

9' 11" x 7' 6" (3.02m x 2.28m)

A carpeted double bedroom with front uPVC window, radiator and storage cupboard over the stairwell. Smooth coved ceiling with 4 spotlights.

Bedroom Three

7' 9" x 7' 1" (2.36m x 2.16m)

A carpeted single bedroom with front uPVC window, radiator and coved ceiling.

Family Bathroom/WC/Shower

6' 4" x 5' 6" (1.93m x 1.68m)

With an easy wipe floor covering (vinyl) plus a white suite comprising close coupled WC with button flush, pedestal basin and bath with electric and thermostatic showers over. Opaque uPVC rear window, radiator and smooth coved ceiling with 4 spotlights. Ceramic tiled splash-backs and walls.





FRONT GARDEN

A two-tiered front ideal for plants and shrubs, or perhaps for low maintenance with stone chippings. Steps lead up to the front door.

REAR GARDEN

A superb rear garden which initially has a small concrete patio and steps which lead up to the main area which is landscaped with false lawn, high spec patio slabs and beautiful tiled walls. There is a glass screen balustrade with chrome handrail. There is a further raised section (accessed from the rear at Mendip View) which offers a workshop and hardstand potential.





Chris Davies Estate Agents

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