





## 36 Usk Way

Barry, Barry

A well maintained bungalow in the West End of Barry - Cwm Talwg with large driveway and private rear garden  
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- NO ONWARD CHAIN; DESIRABLE LOCATION - CWM TALWG
- TRUE BUNGALOW WITH 4 / 5 CAR DRIVEWAY
- TWO DOUBLE BEDROOMS
- LOUNGE WITH FRENCH DOORS TO GARDEN
- WELL MAINTAINED VERY PRIVATE GARDEN
- EPC C69





### **Entrance Hall**

Accessed via uPVC door. Tiled floor and radiator. Doors give access to the two double bedrooms, shower room and kitchen breakfast room.

### **Bedroom One**

14' 6" x 10' 6" (4.42m x 3.20m)

Double bedroom with laminate floor and front aspect bay box style window. Radiator. Fitted wardrobes with sliding mirror doors.

### **Bedroom Two**

11' 9" x 6' 7" (3.58m x 2.01m)

Carpeted double bedroom with front and side aspect windows. Radiator.

### **Shower Room**

Walk in shower cubicle for ease of mobility, low level WC and wall hung wash basin, all in white. Tiled walls with side aspect window, radiator and an easy wipe vinyl floor.

### **Kitchen Breakfast Room**

17' 5" x 10' 11" (5.31m x 3.33m)

A spacious family kitchen with a wide range of white eye level and base units with complementing work surfaces over. Inset sink unit with mixer tap and tiled splash backs. Space and plumbing for appliances as required. Space for oven / hob. Tiled floor and space for table and chairs. Radiator and side aspect window plus uPVC door to rear garden. Further door leads to the living room.

### **Living Room**

13' 6" x 11' 8" (4.11m x 3.56m)

A beautiful living area with double opening doors out onto the private garden. Laminate floor and radiator, plus fireplace.





### **FRONT GARDEN**

Mainly laid to block paving and with established shrubs / plants and circular flower bed area.

### **REAR GARDEN**

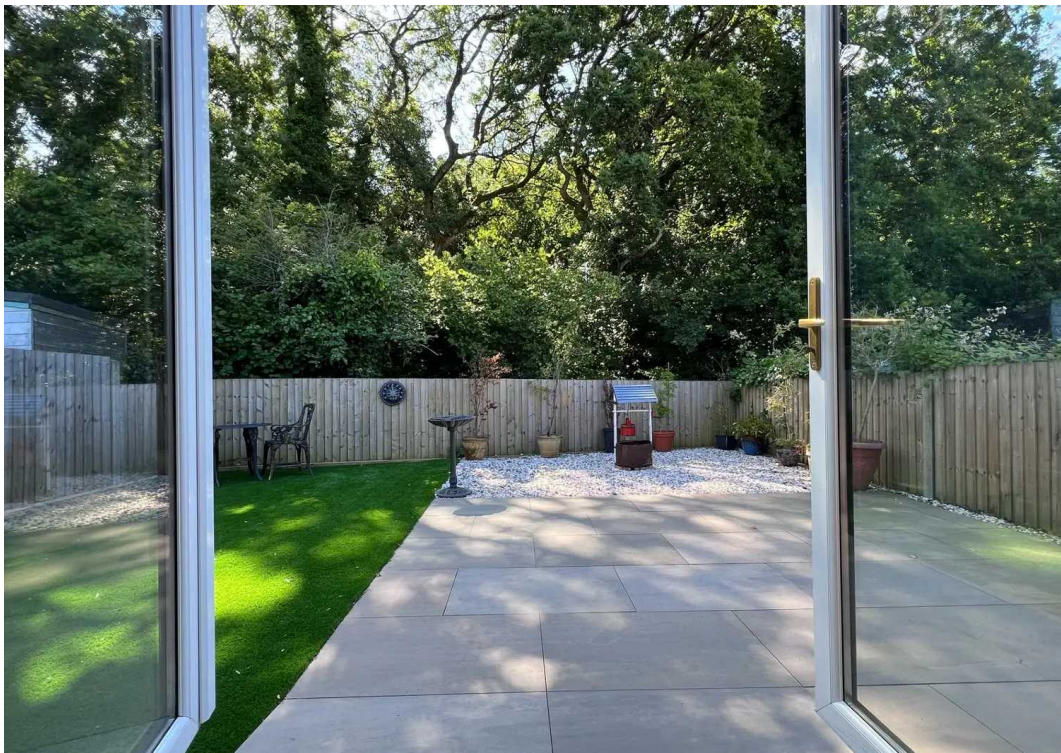
A beautifully maintained Southerly aspect garden which enjoys great privacy and is fully enclosed and level. Patio area plus section of artificial lawn. Stone chippings provide great space for planted flowers. Garden shed plus deep side recess which leads back to the kitchen. The garden is enclosed with feather edge fencing and is overlooked by established trees making this a tranquil setting.

### **DRIVEWAY**

5 Parking Spaces

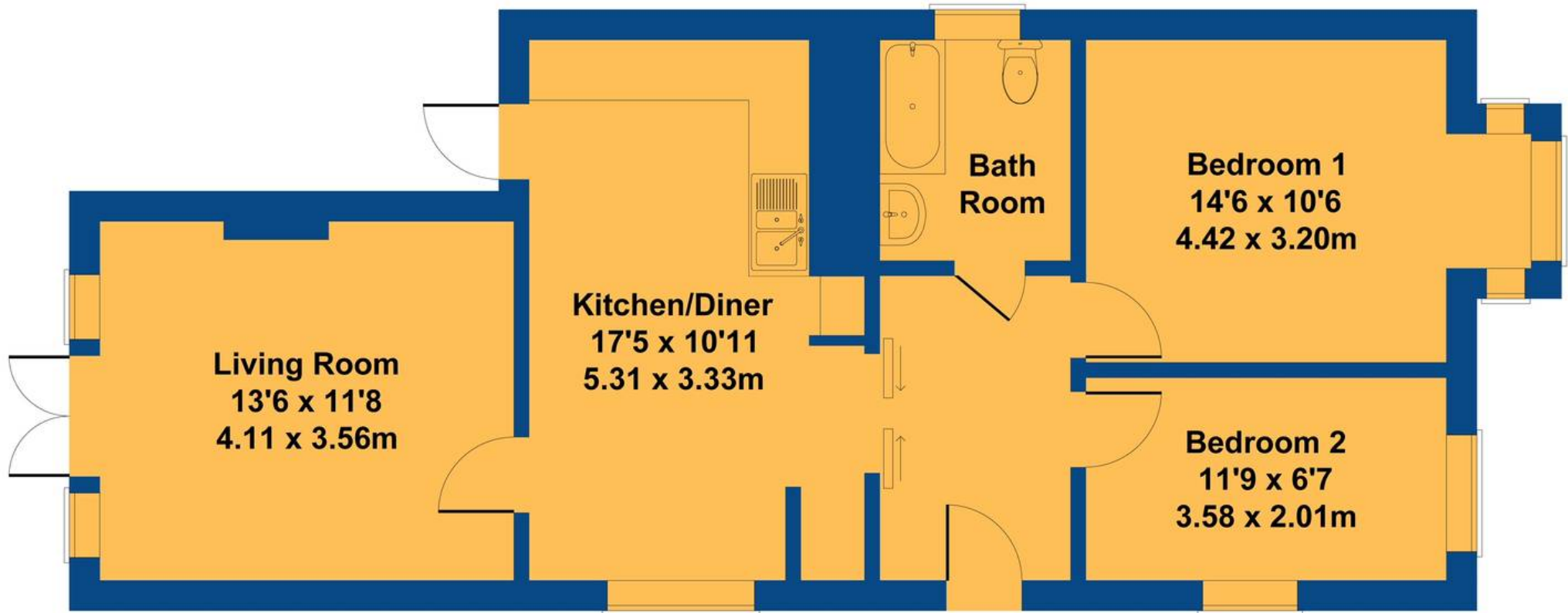
A large driveway of interlocking brick paviour providing off road parking for 4 or 5 vehicles, comfortably. The driveway extends down the side of the property whereby you can also access the rear garden and the main entrance.





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Approximate Gross Internal Area  
699 sq ft - 65 sq m



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

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