







## 170 Court Road

Barry, Barry

This mid-terraced property features three spacious bedrooms and a separate lounge, dining room and kitchen. Large enclosed rear garden. Energy-efficient with EPC C77. Convenient location near amenities & transport links.

Council Tax band: D

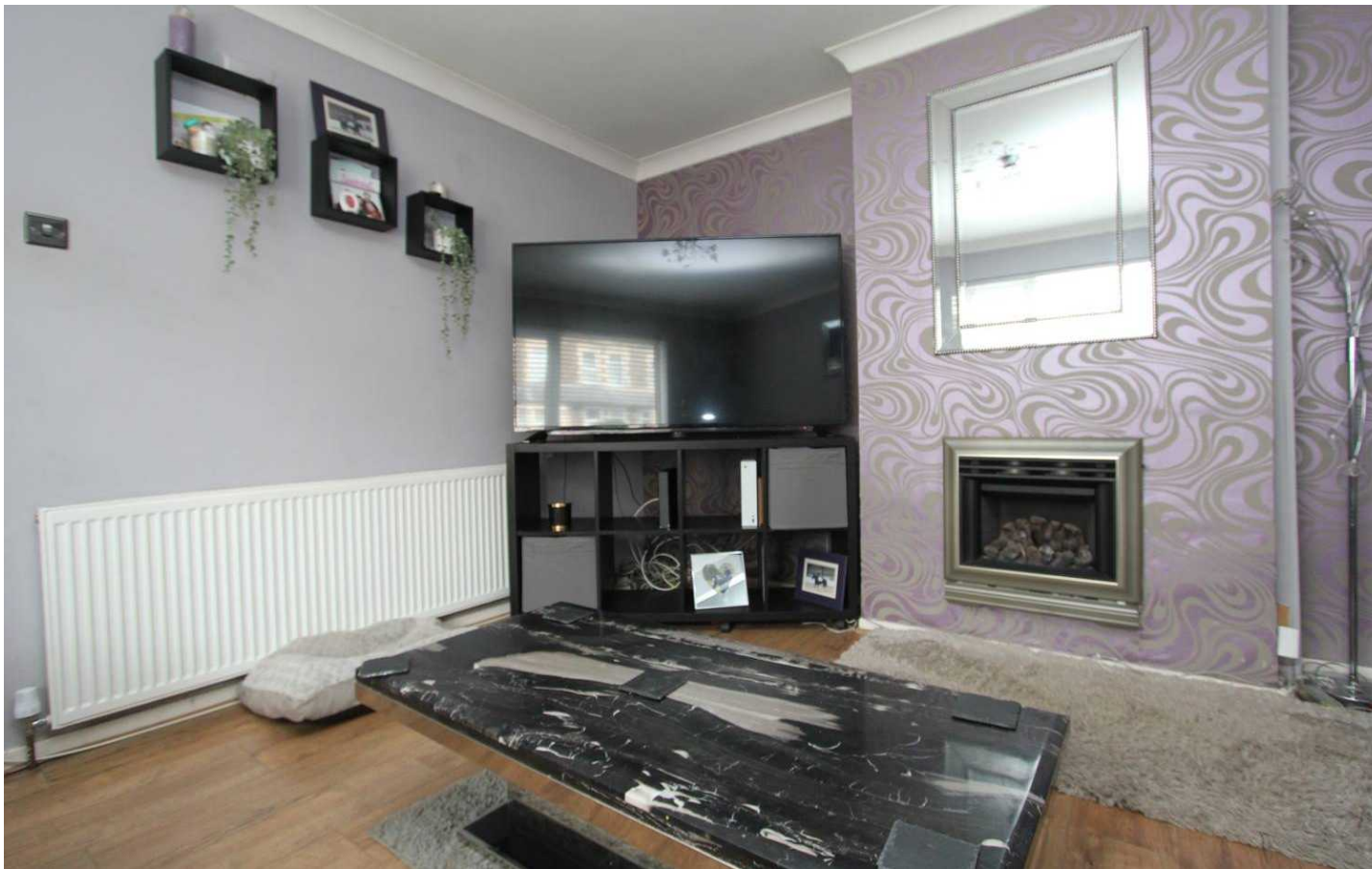
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- THREE BEDROOMS
- SEPARATE LOUNGE, DINING ROOM AND KITCHEN
- MODERN KITCHEN AND BATHROOM
- LARGE FULLY ENCLOSED REAR GARDEN
- EPC C77
- EXCELLENT TRANSPORT LINKS
- CLOSE TO LOCAL AMENITIES





### Hallway

Entrance into a porch via a uPVC front door with a semi-circular opaque glazed panel, the porch has matching opaque windows to the front and sides. There is then a further uPVC fully glazed sliding door before stepping into the hallway. The hallway has laminate wood effect flooring, smooth walls and a smooth ceiling. A staircase leads to the first floor, doors lead off to the lounge and kitchen. Plenty of understairs storage plus a radiator.

### Lounge

13' 8" x 12' 1" (4.17m x 3.68m)

A continuation of the laminate wood effect flooring, smooth walls and a smooth coved ceiling. A large front aspect window, a radiator and a feature fireplace.

### Kitchen

14' 1" x 9' 3" (4.29m x 2.82m)

Tiled wood effect flooring, smooth walls and a smooth ceiling. Grey high gloss eye and base level units, with integrated appliances including a fridge/freezer, four ring hob and cooker hood, eye level double oven and washing machine. A modern sink unit and beautifully complementing worktops with a matching splashback. A modern vertical radiator, a uPVC door with opaque glazing leading to the garden and a large rear aspect window.

### Dining Room

13' 6" x 8' 9" (4.11m x 2.67m)

Carpeted with smooth walls and a smooth ceiling. A large rear aspect window, a radiator and a breakfast bar (looking through into the kitchen). Ample space for a dining table and chairs. Measurements exclude the depth of the alcoves either side of the chimney breast.

### Landing

A wooden staircase leads up to the first floor landing. Wooden flooring, smooth walls and a smooth ceiling. Doors leading off to three bedrooms, the bathroom and a storage cupboard. Loft access.







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#### **Bedroom One**

14' 0" x 10' 2" (4.27m x 3.10m)

Carpeted with smooth walls and a smooth ceiling. A large rear aspect window, radiator and storage cupboard.

#### **Bedroom Two**

13' 9" x 10' 4" (4.19m x 3.15m)

Carpeted with smooth walls and a smooth ceiling. A large front aspect window, a radiator and a built in double wardrobe.

#### **Bedroom Three**

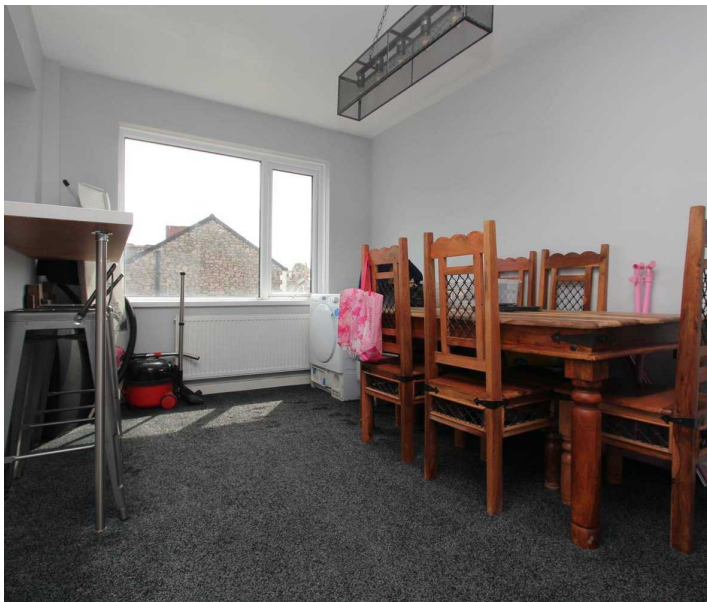
7' 10" x 7' 6" (2.39m x 2.29m)

Grey laminate wood effect flooring with smooth walls and a smooth ceiling. A front aspect window, a radiator and a storage cupboard.

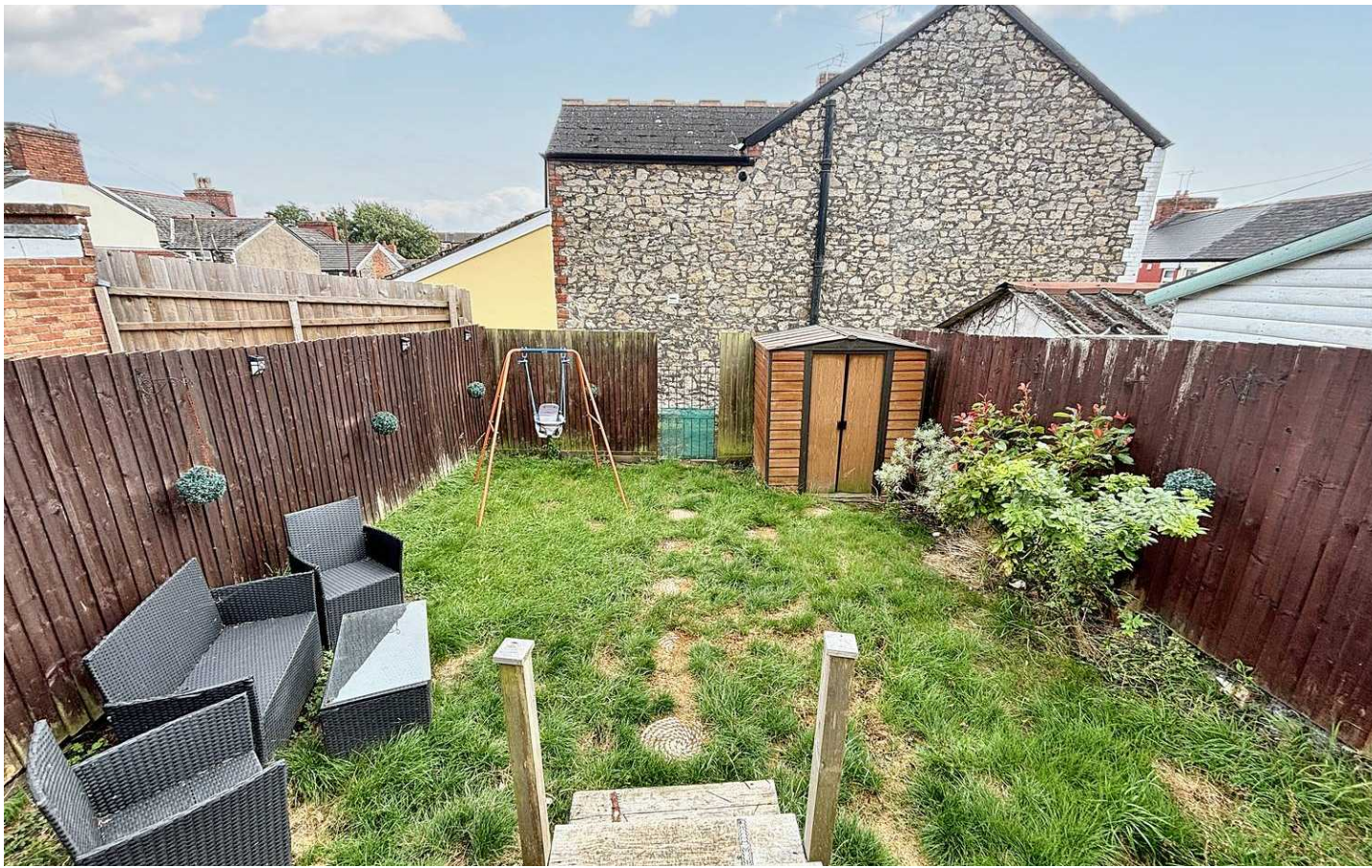
#### **Bathroom**

7' 11" x 5' 5" (2.41m x 1.65m)

Fully tiled walls/floor and a smooth ceiling. A three piece white suite comprising a WC with a push button flush, a vanity sink basin with a stainless steel mixer tap and a bath with a stainless steel mixer tap, thermostatic stainless steel shower with a rainfall shower head and a glass shower screen. A towel radiator, an opaque rear aspect window and a storage cupboard.







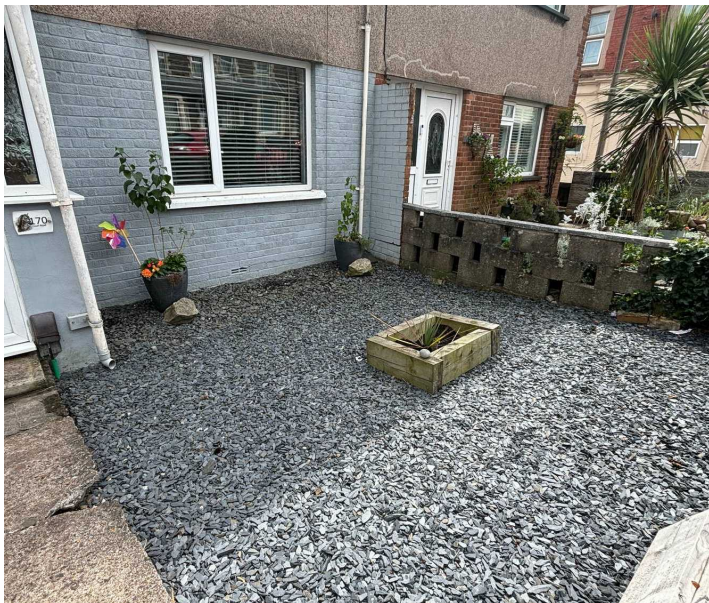
### FRONT GARDEN

A fully enclosed front garden with a gated pathway leading to the front door. To the right is an area of decorative stone chippings.

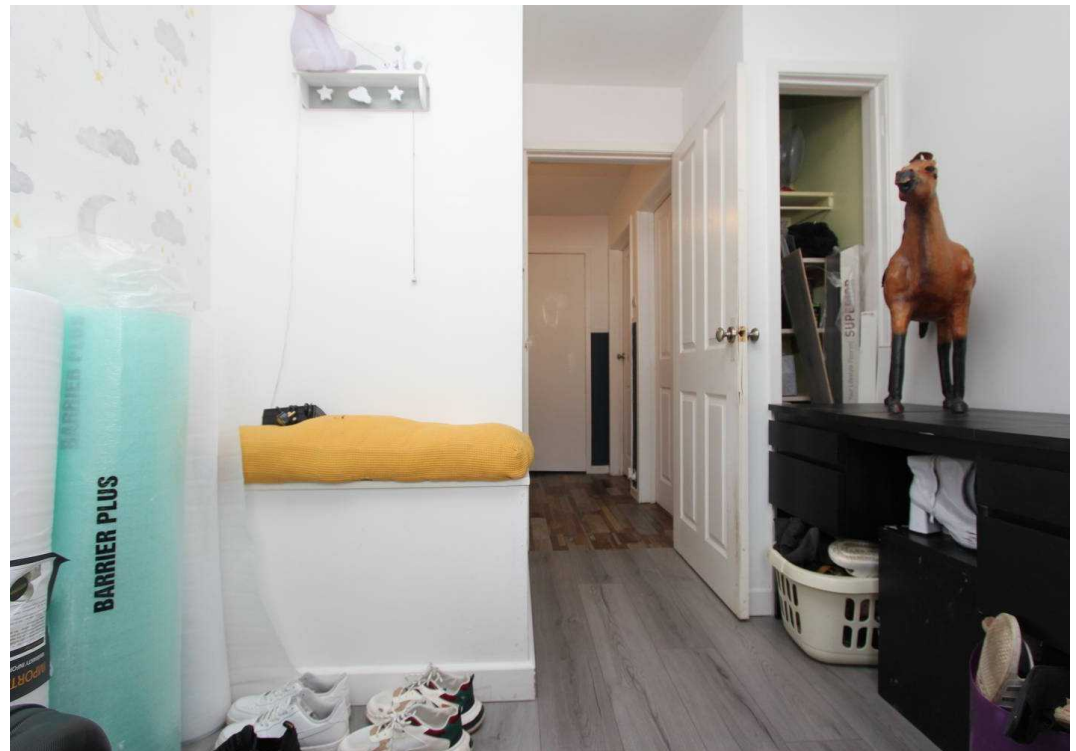
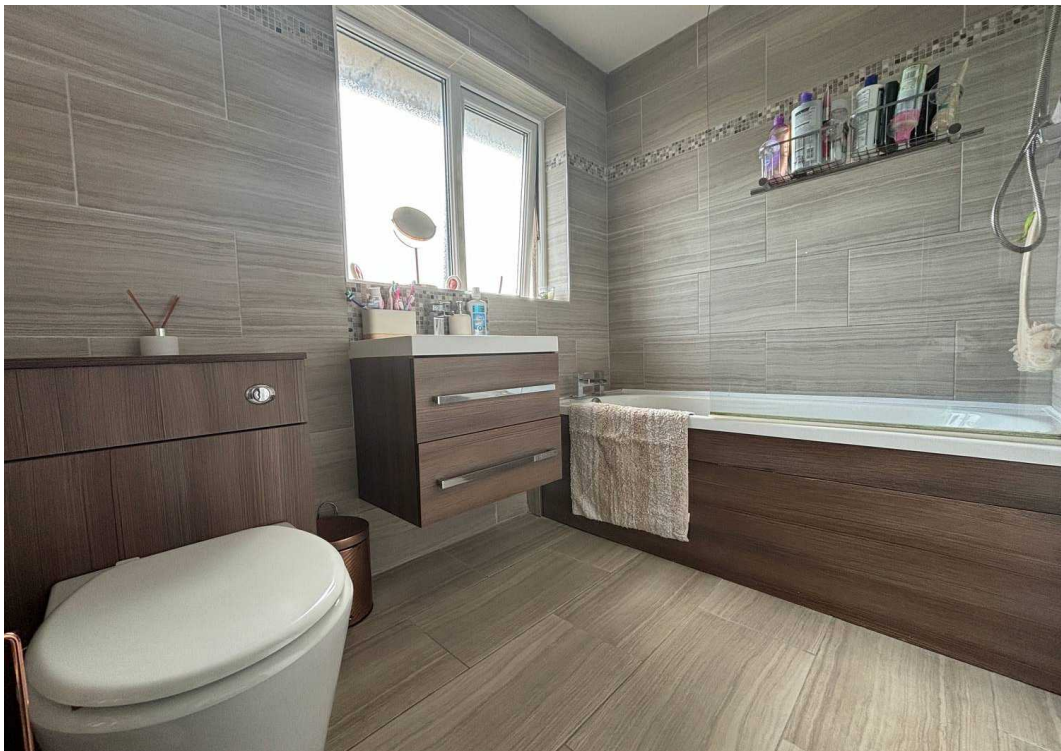
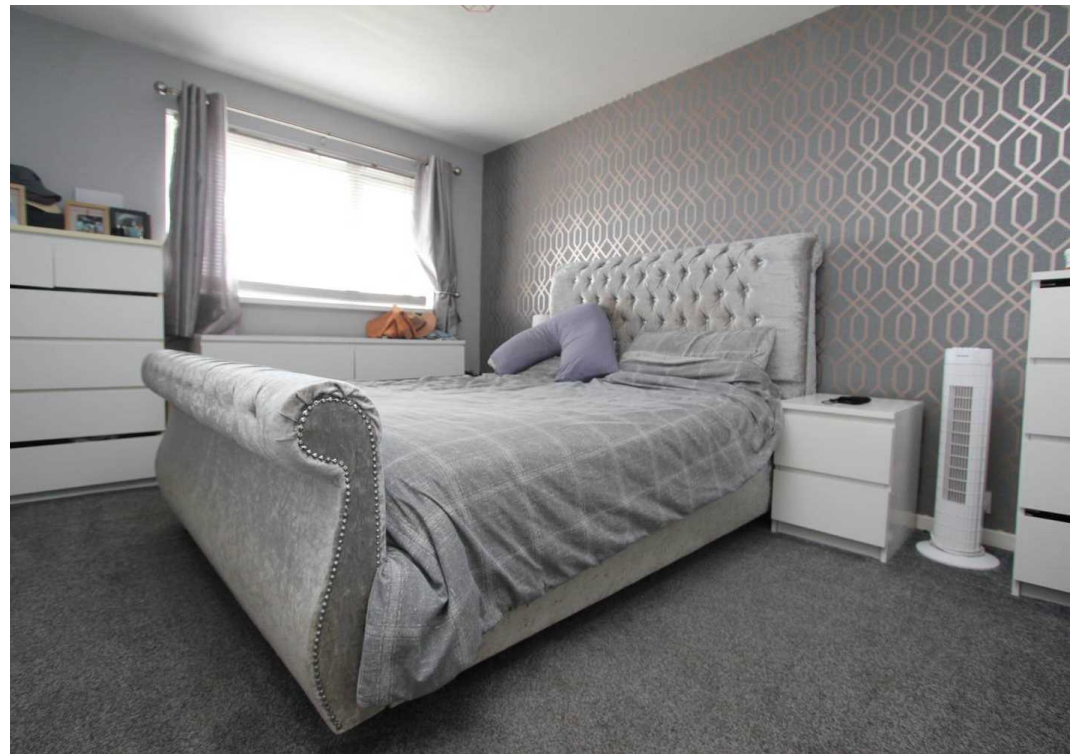
### REAR GARDEN

A large rear garden fully enclosed by well maintained fencing. Steps lead down onto a large area of decking, sectioned off by flower beds and a gate. Further steps then lead down to an area of lawn. There is a gate at the rear leading to the back lane.

### ON STREET

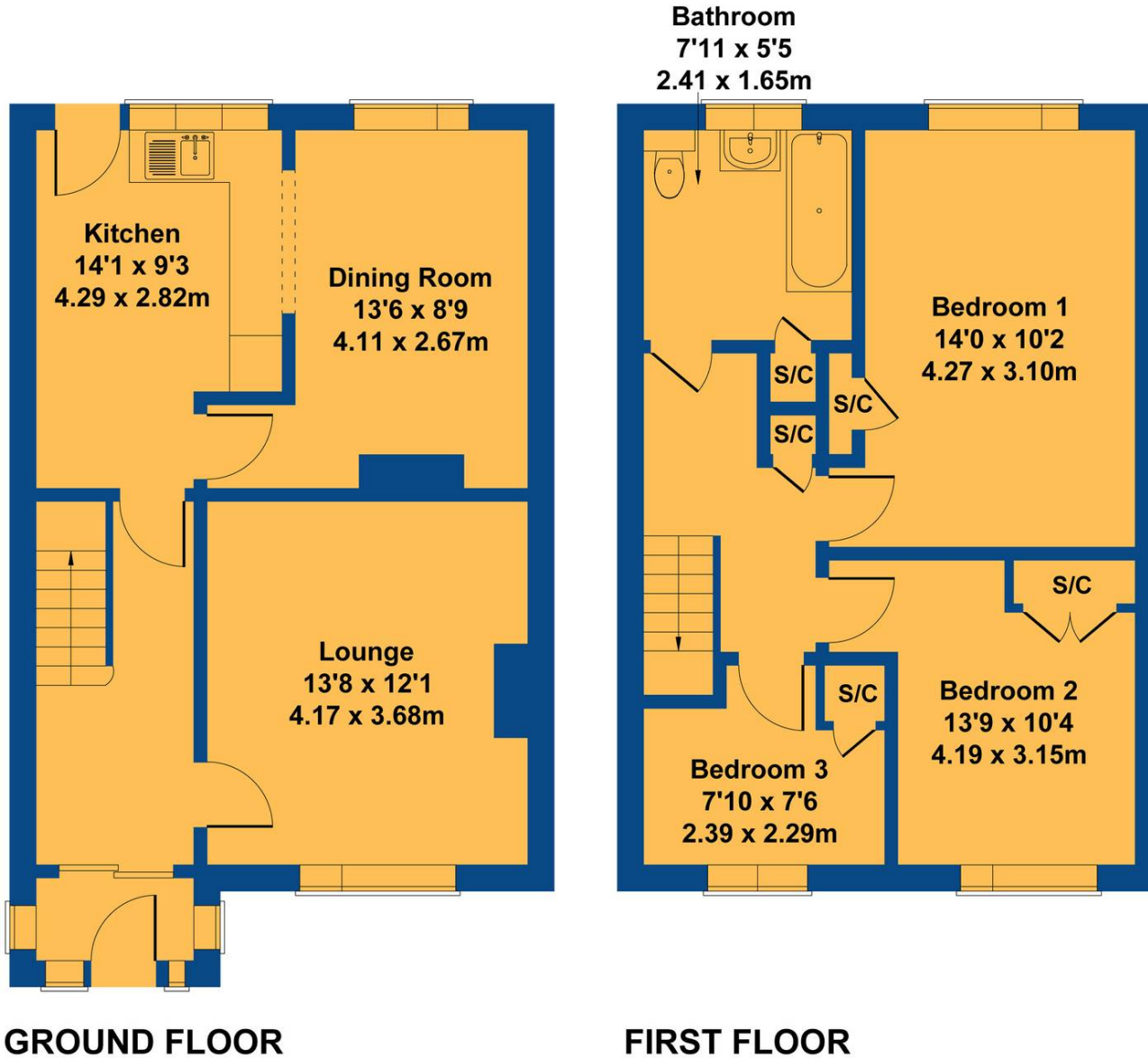






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Approximate Gross Internal Area  
1044 sq ft - 97 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.





## Chris Davies Estate Agents

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