





1 East Walk

Barry, Barry

Charming three bedroom semi-detached home with a spacious living room and modern kitchen. A larger-than-average rear garden. A driveway offering off-road parking for two vehicles. Ideal family home in sought-after location with potential to extend (STPP).

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- NO ONWARD CHAIN
- POTENTIAL TO EXTEND (STPP)
- WELL PRESENTED THROUGHOUT
- THREE BEDROOMS
- DOWNSTAIRS BATHROOM
- LARGER THAN AVERAGE REAR GARDEN
- CATCHMENT FOR WHITMORE HIGH SCHOOL AND YSGOL GYMRAEG BRO MORGANNWG
- EPC C71





Hallway

Entrance via a composite front door with opaque glazing. The hallway has wooden effect laminate flooring, smooth walls and a smooth ceiling. There is a carpeted staircase straight ahead, a door leading through to the living room to the left and a small radiator.

Lounge

13' 5" x 10' 10" (4.09m x 3.30m)

A continuation of the wooden effect laminate flooring from the hallway, smooth walls and a smooth ceiling. A large front aspect window, a radiator and a door leading through to the kitchen. A feature multi-stove. Measurements exclude the recesses either side of the chimney breast.

Kitchen

12' 7" x 9' 8" (3.84m x 2.95m)

Tiled flooring, smooth walls and a smooth ceiling with spotlights. Matching white eye and base level units and a black worktop with a white one and a half bowled sink inset and a stainless steel mixer tap overtop. Integrated appliances include a single oven, four ring gas hob, extractor hood and dishwasher. Space and plumbing for a washing machine. Ample space for a fridge/freezer. A door leading through to the downstairs bathroom. A rear aspect window and a uPVC door with opaque glazing leading out into the garden.





Downstairs Bathroom

8' 3" x 4' 10" (2.51m x 1.47m)

Tiled flooring and full height tiling to three walls. Half height tiling to the remaining wall with a smooth upper and a smooth ceiling with spotlights. A three piece white suite comprising a WC with a push button flush, a vanity unit with a stainless steel mixer tap overtop and a bath with a stainless steel waterfall mixer tap, a thermostatic stainless steel shower and a glass shower screen. A stainless steel towel radiator, an extractor fan and an opaque rear aspect window.

Landing

A carpeted staircase leads to a carpeted landing with smooth walls and a smooth ceiling. There is a side aspect window, loft access and doors leading to three bedrooms.

Bedroom One

14' 8" x 10' 9" (4.47m x 3.28m)

Laminate wood effect flooring, smooth walls and a smooth ceiling. Two front aspect windows, a radiator and a cupboard housing the boiler.

Bedroom Two

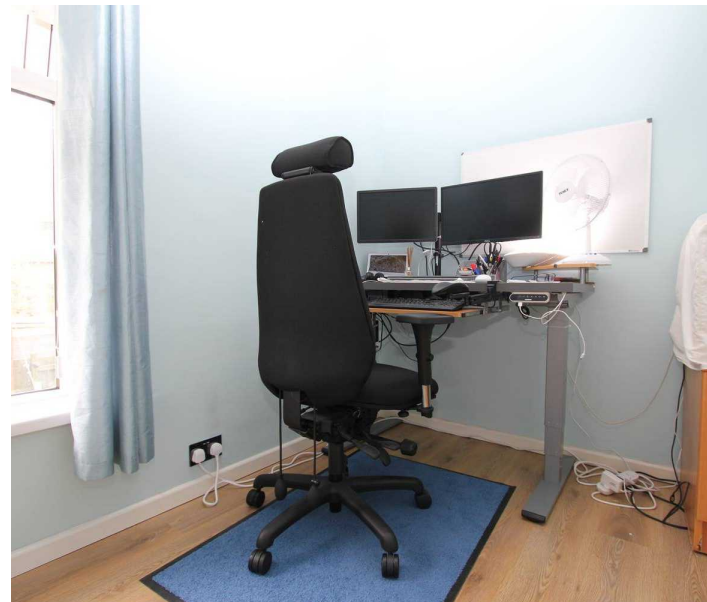
9' 8" x 8' 3" (2.95m x 2.51m)

Carpeted with smooth walls and a smooth ceiling. A rear aspect window and a radiator.

Bedroom Three

9' 1" x 6' 8" (2.77m x 2.03m)

Laminate wood effect flooring, smooth walls and a smooth ceiling. A rear aspect window and radiator.





FRONT GARDEN

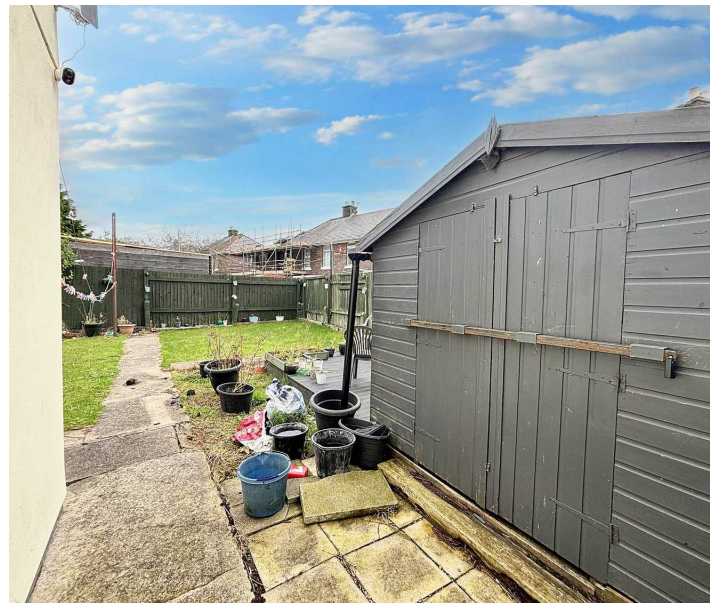
A large front garden, partially laid to lawn with well maintained shrubbery providing privacy. The remainder of the front garden is paved to allow parking for up to two vehicles.

REAR GARDEN

As you step out of the door from the kitchen, you step onto a paved area with a side access gate and a large storage shed. The generous rear garden is largely laid to lawn, with a pathway leading to the rear. To the right there is an area of decking perfect for outdoor seating and alfresco dining. There is a further storage shed to the rear lefthand side of the garden. Dotted around the garden are flower beds with a selection of well established shrubbery. The garden is fully enclosed by well maintained fencing.

DRIVEWAY

2 Parking Spaces

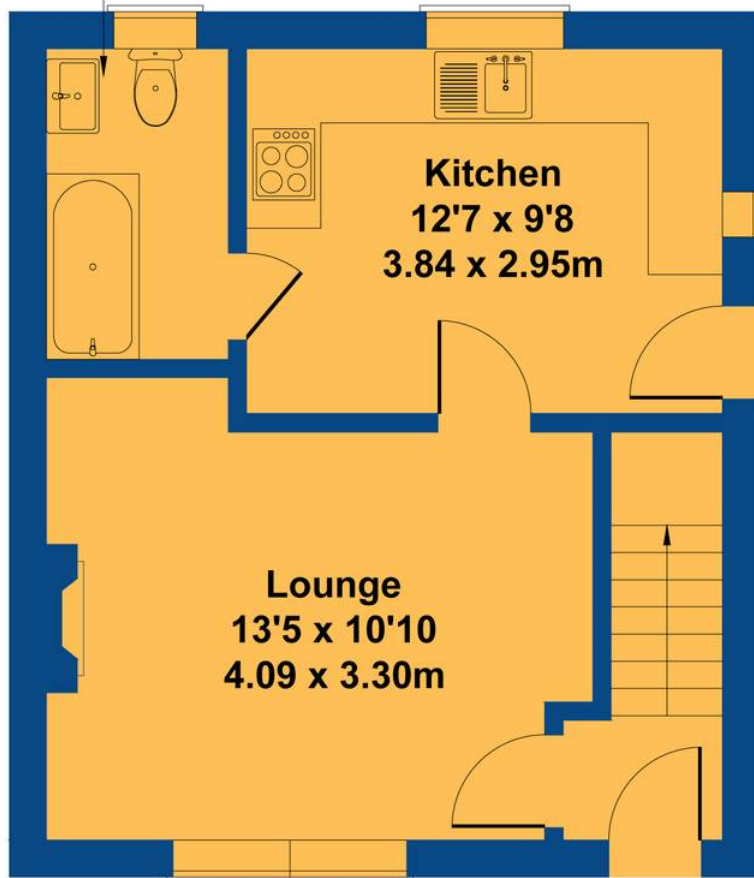




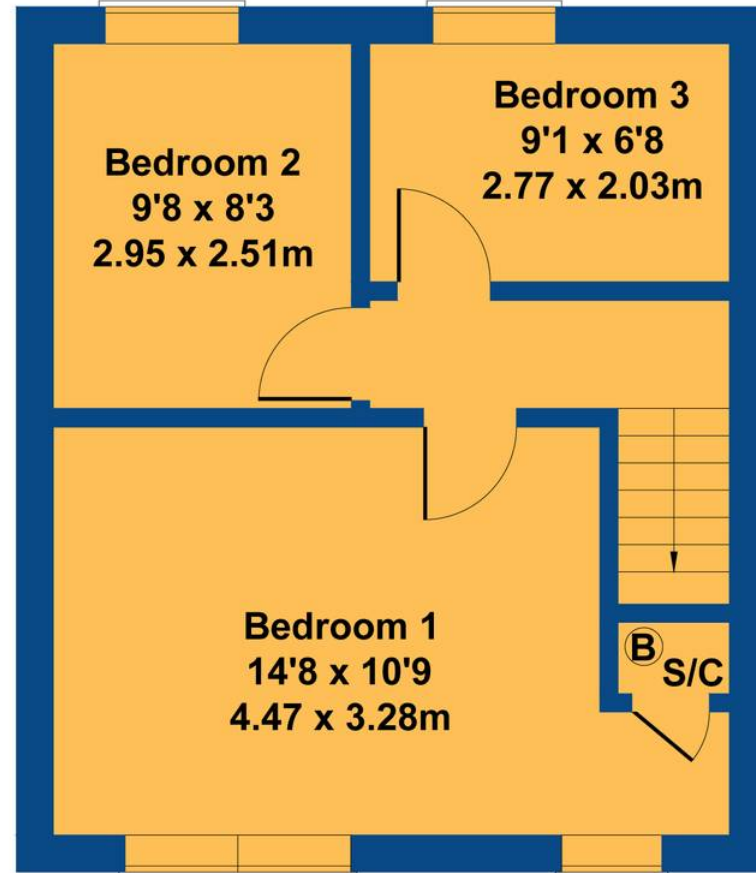
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Approximate Gross Internal Area
753 sq ft - 70 sq m

Bathroom
8'3 x 4'10
2.51 x 1.47m



GROUND FLOOR



FIRST FLOOR

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



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