





39 Afal Sur

Barry, Barry

Spacious 3 bed detached family home with drive, garage and larger than average rear garden

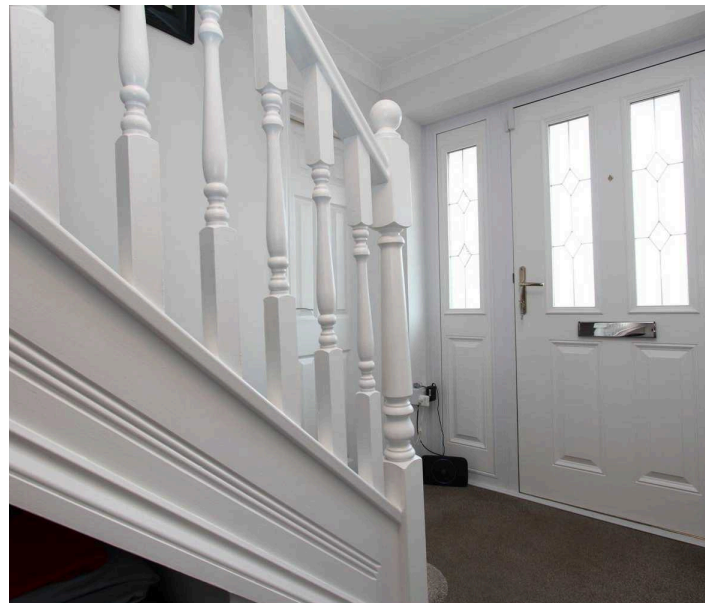
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- SPACIOUS DETACHED FAMILY HOME WITH STUNNING CHANNEL VIEWS
- GROUND FLOOR AND FIRST FLOOR BATHROOMS
- LARGE LOW MAINTENANCE REAR GARDEN
- LOUNGE AND SEPARATE DINING ROOM
- EPC B84; DOUBLE DRIVE AND GARAGE





Entrance Hall

Accessed via composite door with matching side panel. Stairs to first floor. Doors give access to bedroom one and the study plus there is under stair recess.

Bedroom One

13' 1" x 12' 6" (3.99m x 3.81m)

Carpeted double bedroom with front aspect window and radiator. Access to dressing room.

Dressing Room

Carpeted and with fitted wardrobes. Door to en suite.

En Suite

Shower cubicle, wash basin and close coupled WC with button flush. Tiled floor and radiator. Opaque window to side.

Office

A handy room - ideal as an office or storage.

Landing

Carpeted, matching the stairs. Front aspect window offering beautiful views across the Bristol Channel. Doors to two bedrooms, kitchen, bathroom and living room.



Lounge

19' 6" x 12' 6" (5.94m x 3.81m)

A fantastic size carpeted lounge with views across the Bristol Channel. Fire place, radiator and side aspect window. Open door access to dining room.

Dining Room

12' 1" x 9' 4" (3.68m x 2.84m)

Laminate floor and uPVC doors to the rear garden. Radiator.

Kitchen

15' 11" x 10' 0" (4.85m x 3.05m)

Modern matching eye level and base units with complementing work surfaces over and inset sink unit. Space and plumbing for appliances. High gloss tiled floor. Rear aspect window and door to rear garden.



Modern matching eye level and base units with complementing work surfaces over and inset sink unit. Space and plumbing for appliances. High gloss tiled floor. Rear aspect window and door to rear garden.

Bedroom Two

11' 2" x 10' 4" (3.40m x 3.15m)

Carpeted double bedroom with front aspect window and radiator.

Bedroom Three

11' 7" x 10' 7" (3.53m x 3.23m)

Carpeted double bedroom with rear aspect window and radiator.

Bathroom

White suite comprising panelled bath, low level WC and wash basin set into vanity unit. Tiled walls. Opaque window to side. Radiator.





REAR GARDEN

A large rear garden situated over tiers. Initial large patio area then steps lead to a further patio - porcelain tiles and two distinct areas of level astro turf.

FRONT GARDEN

Area of stone chippings (alongside the drive) with slabs that could provide off road parking for another vehicle.

DRIVEWAY

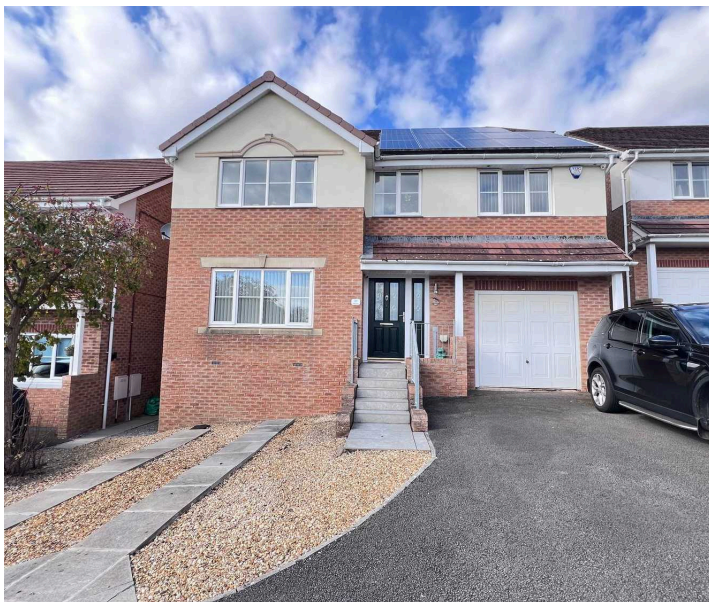
2 Parking Spaces

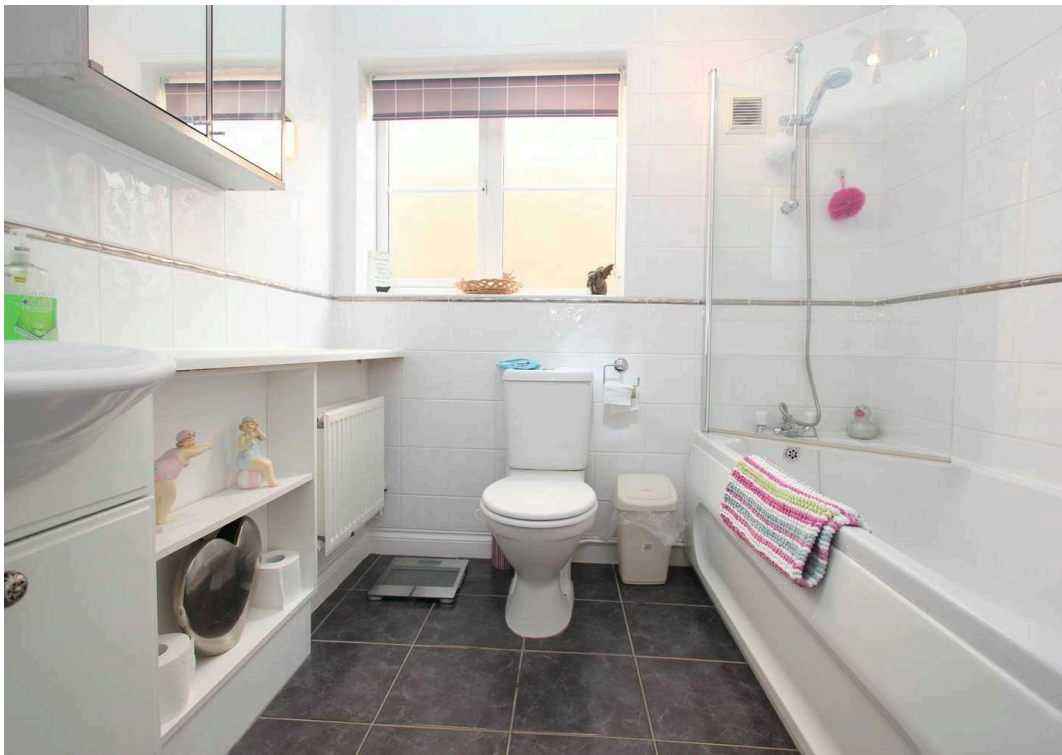
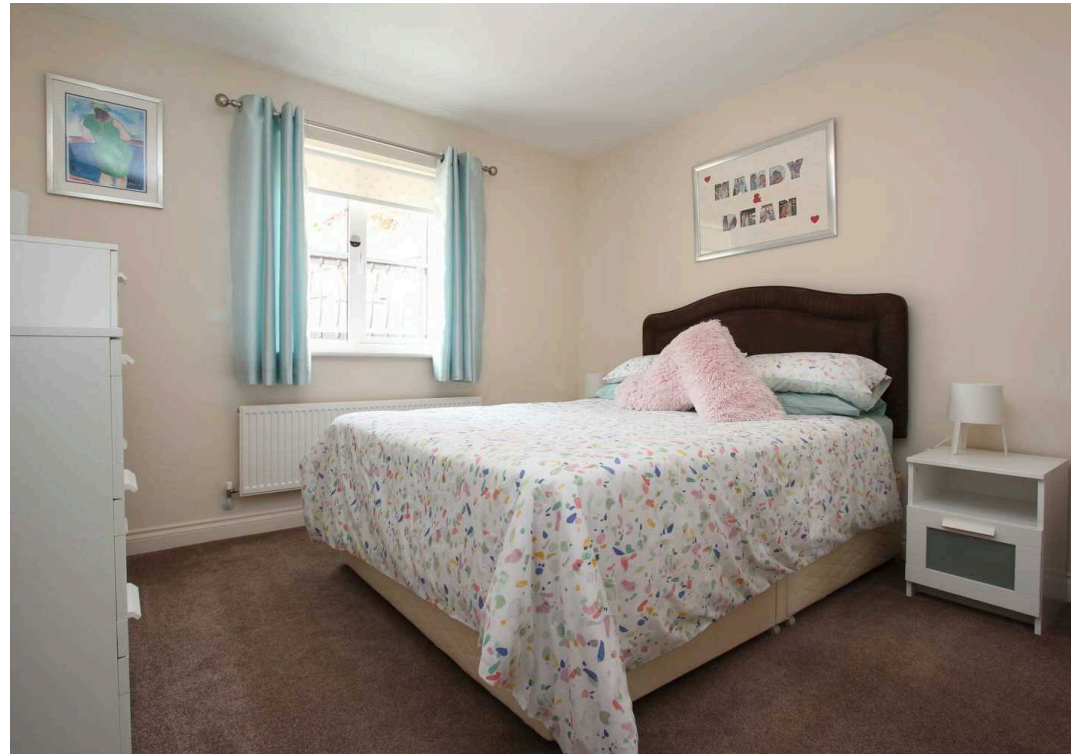
Laid to tarmac, in front of the garage.

GARAGE

Single Garage

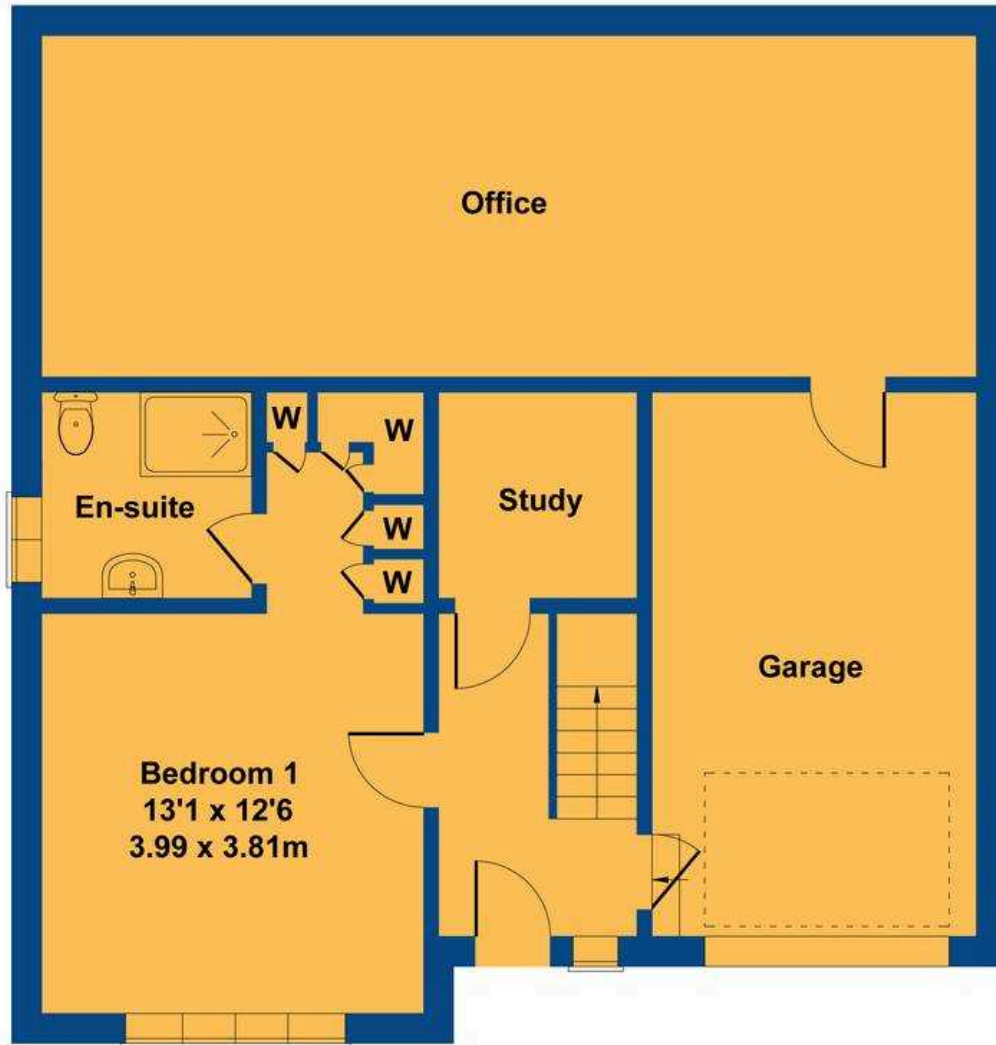
With up and over door, power and lighting. If not used as storage would make a great conversion for a handy third reception room or bedroom.



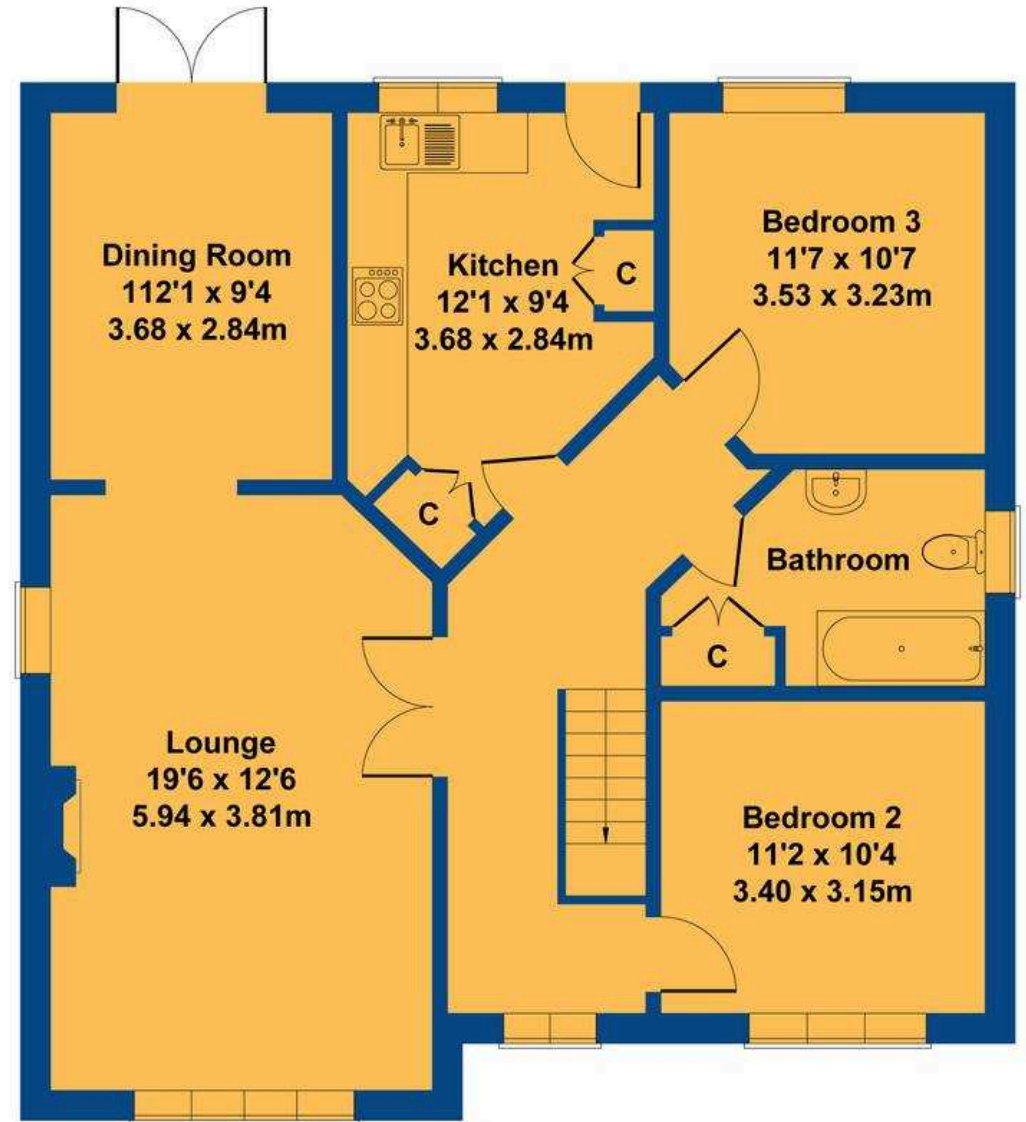


39 Afal Sur

Approximate Gross Internal Area
1862 sq ft - 173 sq m



GROUND FLOOR



FIRST FLOOR

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



Chris Davies Estate Agents

Chris Davies Estate Agents, 24 High Street - CF62 7EA

01446 700007

barry@chris-davies.co.uk

www.chris-davies.co.uk/

HELPFUL INFORMATION - whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.