

26 Robins Lane

Barry, Barry

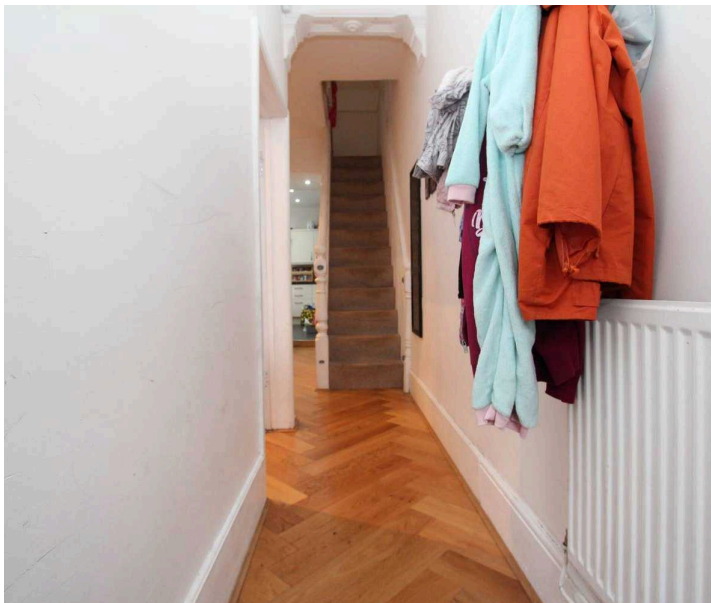
Stylish three bedroom end-of-terrace offering a perfect blend of modern living and traditional charm. Lounge flowing into dining room, modern kitchen, 4pc bathroom. Excellent transport links. Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- THREE BEDROOM END-OF-TERRACE PROPERTY
- LOUNGE OPEN TO DINING ROOM, IDEAL FOR ENTERTAINING
- MODERN SEPARATE KITCHEN
- MODERN FOUR PIECE DOWNSTAIRS BATHROOM
- GENEROUS REAR GARDEN
- EPC E50
- EXCELLENT TRANSPORT LINKS
- CLOSE TO LOCAL AMENITIES





Hallway

Entrance via a uPVC front door with opaque glazing and a glazed panel above, allowing plenty of natural light to stream into the hallway. The hallway has herringbone wooden flooring, smooth walls and a smooth ceiling. A radiator, a carpeted staircase straight ahead and a door leading to the lounge. Open to the dining room.

Lounge

13' 2" x 11' 0" (4.01m x 3.35m)

A continuation of the herringbone wooden flooring, smooth walls and a wooden panelled ceiling. A built in feature log burning fireplace. A large front aspect window, folding doors leading through into the dining room.

Dining Room

11' 0" x 10' 11" (3.35m x 3.33m)

A continuation of the herringbone wooden flooring, smooth walls and a wooden panelled ceiling. Open to the lounge via folding doors. A radiator and a uPVC door with opaque glazing that leads out to the garden. A door leading through to the kitchen. Measurements exclude the recesses either side of the chimney breast.

Kitchen

11' 9" x 8' 10" (3.58m x 2.69m)

Black tiled floor, smooth walls and a smooth ceiling. Modern cream high gloss eye and base level units with complementing black worktops. A stainless steel one and half bowled sink inset with a mixer tap overtop. Integrated appliances include an oven, hob and hood. Cream subway tiled splashback. Space for a freestanding fridge/freezer. Doors leading to the bathroom and an understairs storage cupboard. Side aspect window. Measurements taken to the chimney breast and exclude the recesses either side.





Bathroom

9' 0" x 6' 10" (2.74m x 2.08m)

A continuation of the black tiled flooring from the kitchen, waterproof wall panelling and a smooth ceiling with spotlights. A rear aspect opaque window. A four piece white suite comprising a standalone white bath with stainless steel pillar taps, a WC with a push button flush, a pedestal wash basin with a stainless steel mixer tap and a walk in shower cubicle with a sliding glass shower screen and a stainless steel electric shower inset. A radiator and an extractor fan.

Landing

A carpeted staircase leads to a carpeted landing. The landing has wallpapered walls and a textured tiled ceiling. Doors leading off to three bedrooms. A space-saving wooden ladder leads up to a boarded loft, ideal for storage.

Bedroom One

12' 5" x 10' 7" (3.78m x 3.23m)

Carpeted with smooth walls and a smooth ceiling. Two front aspect windows and a radiator. Measurements taken to the chimney breast and exclude the recesses either side.

Bedroom Two

10' 6" x 7' 9" (3.20m x 2.36m)

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

Bedroom Three

12' 0" x 9' 0" (3.66m x 2.74m)

Carpeted with smooth walls and a smooth ceiling. A side aspect window and a rear aspect window, a radiator and a built-in wardrobe. Measurements taken to the chimney breast, excluding the recesses either side.

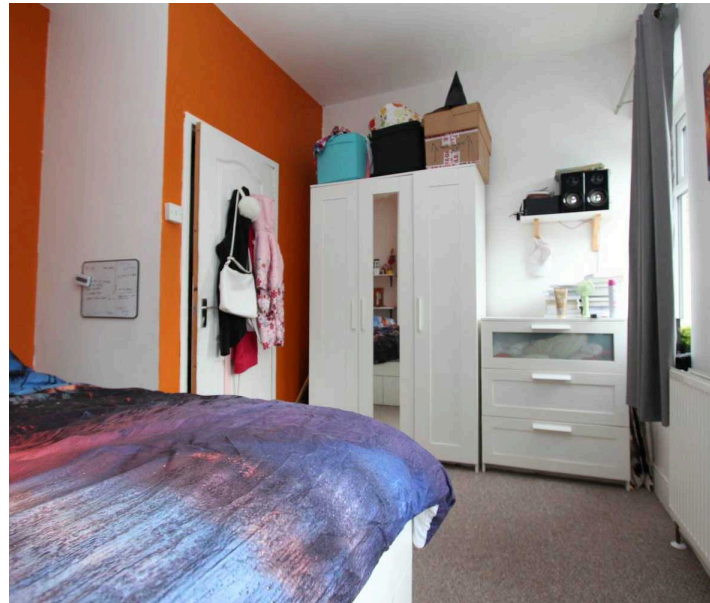


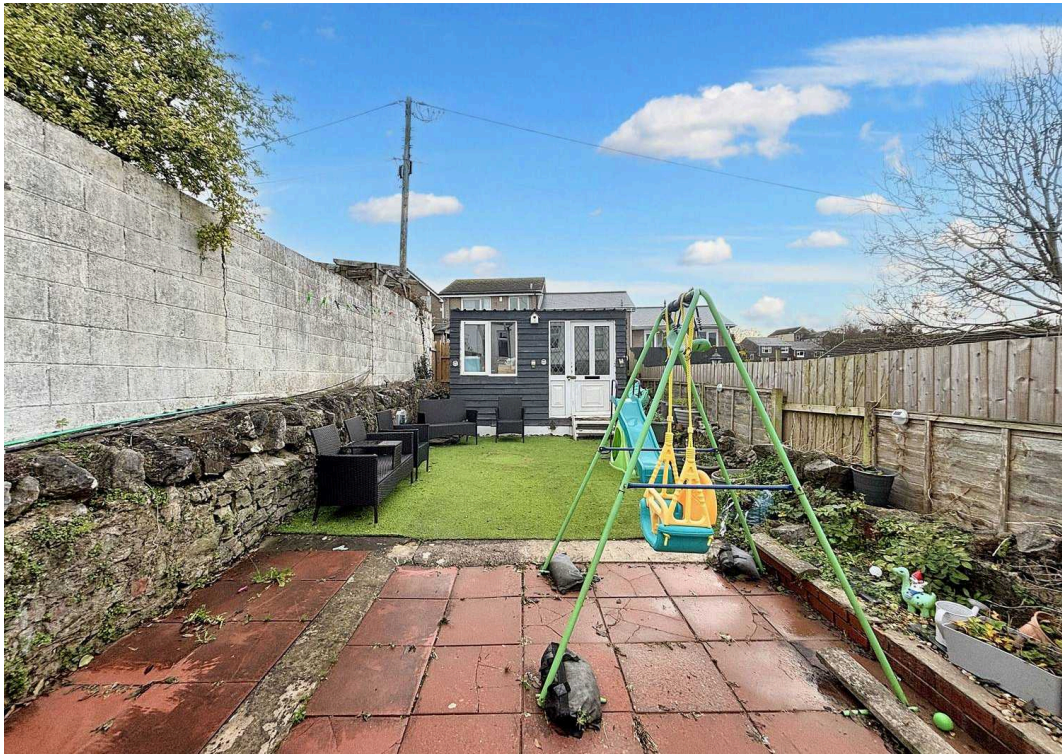


REAR GARDEN

Access to the rear garden via the dining room. Steps lead up to a patio area perfect for al-fresco dining. There is a large area of artificial lawn and a storage shed. Fully enclosed by a mixture of stone walls and well maintained fencing.

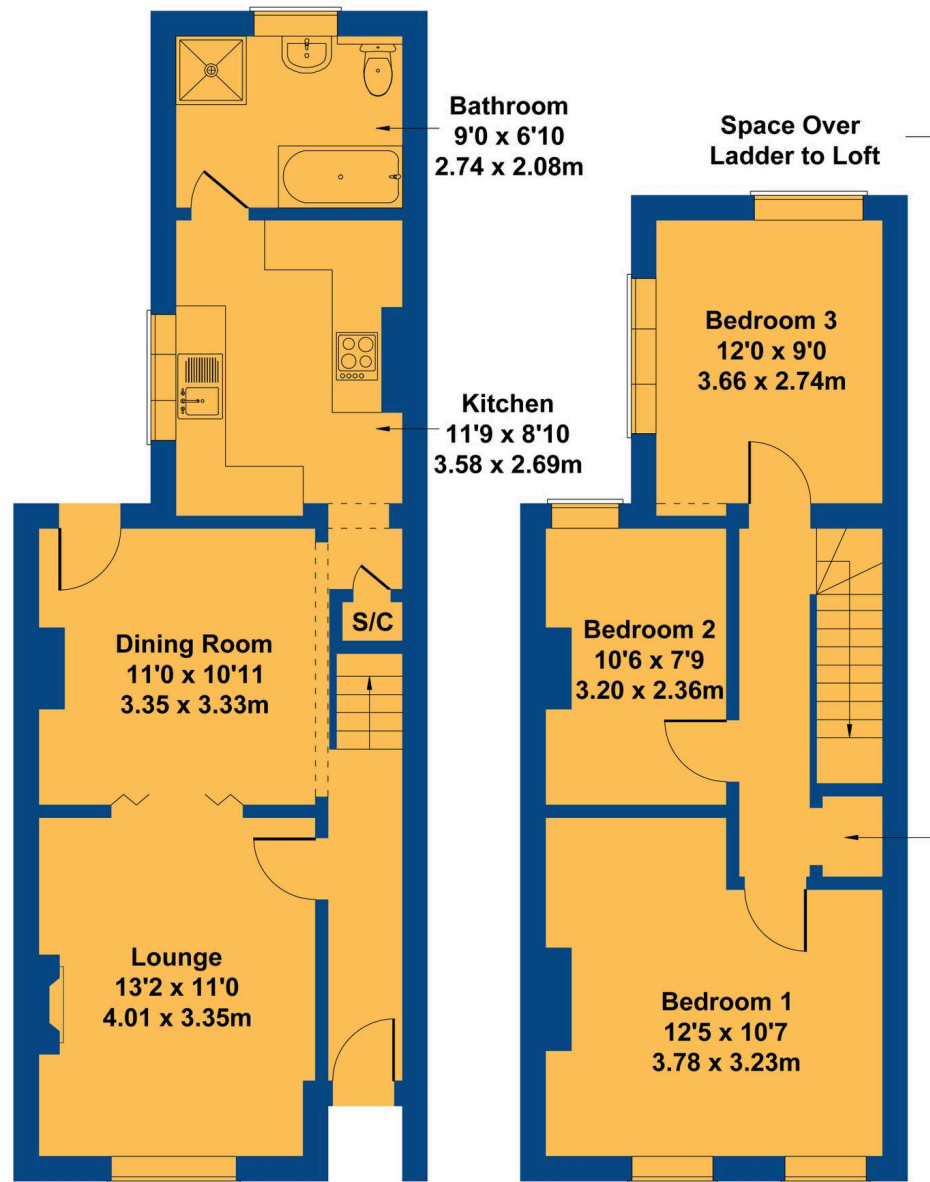
On street parking





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Approximate Gross Internal Area
969 sq ft - 90 sq m

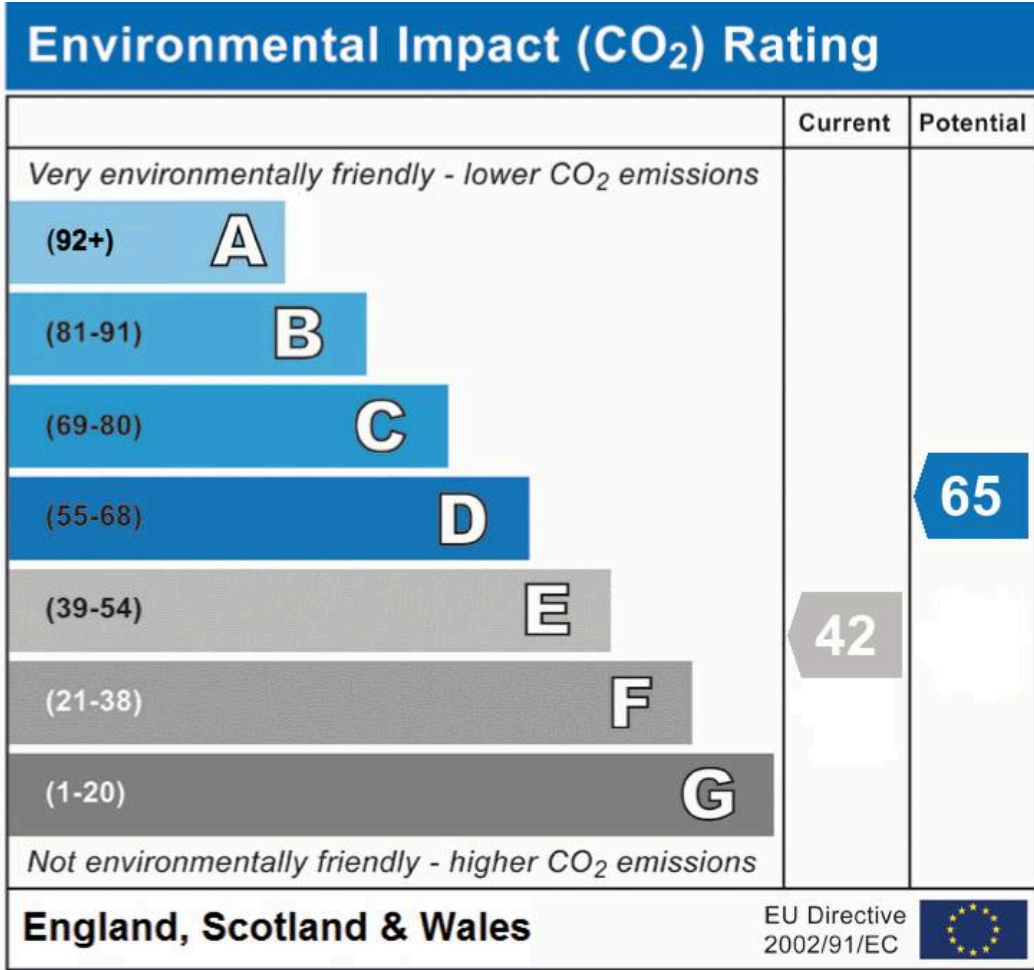
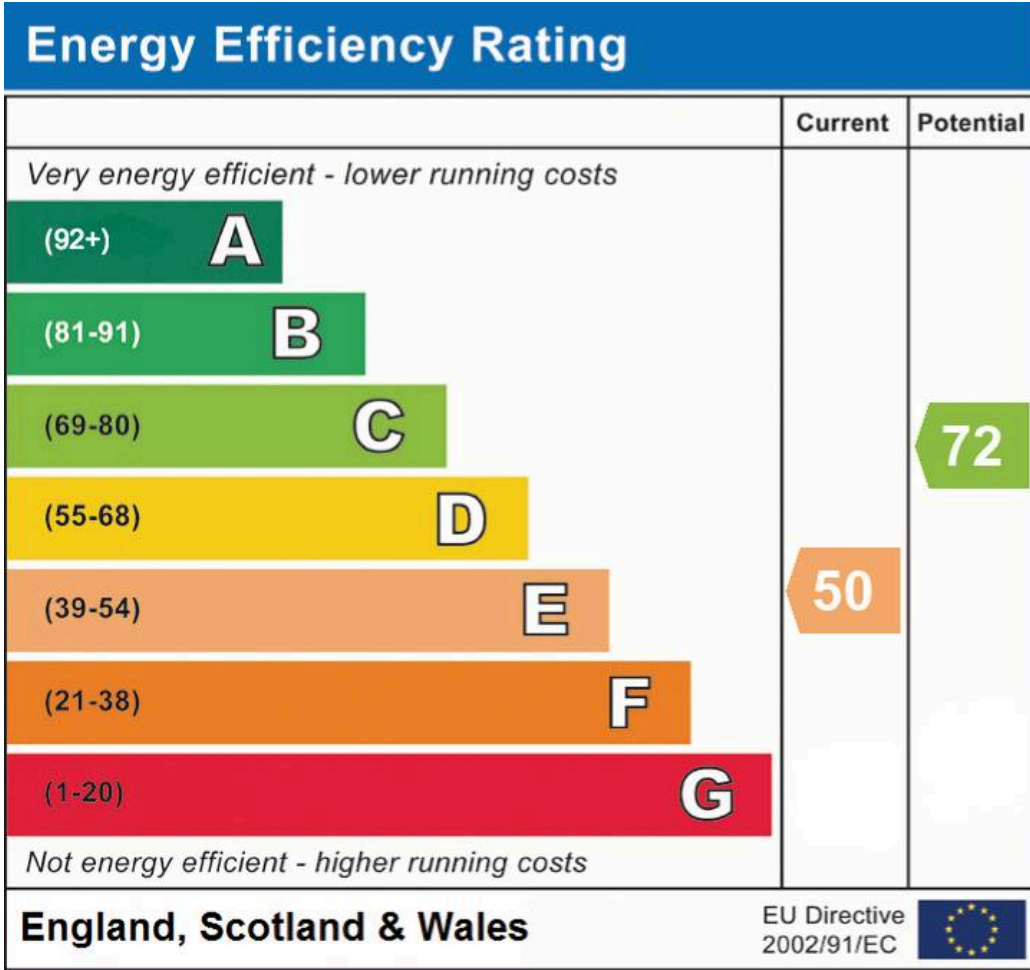


GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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