





4 Buttrills Road

Barry, Barry

Beautifully presented three bed semi-detached house. Three bedrooms, two receptions, large kitchen breakfast room. Close to town centre. Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- PERIOD DEMI-DETACHED PROPERTY
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- LARGE KITCHEN BREAKFAST ROOM PUS UTILITY
- BEAUTIFULLY PRESENTED THROUGHOUT
- EPC C71





Entrance Hall

Accessed via composite door into a welcoming hallway. Luxury flooring and carpeted stairs to the first floor. Radiator. Understairs cupboard. Doors give access to a W/C, lounge and family room.

W/C

4' 10" x 2' 7" (1.47m x 0.79m)

Continuation of the luxury flooring, there is a white suite comprising close coupled W/C with button flush and sink unit set into vanity cupboard. Side aspect window and sensor light.

Lounge

12' 8" x 10' 3" (3.86m x 3.12m)

Measurements taken into bay window. Well presented, carpeted lounge with front aspect bay window and fitted shutter blinds. Radiator.

Family Lounge

11' 6" x 10' 1" (3.51m x 3.07m)

Continuation of flooring. Second reception room which has open access to kitchen breakfast room. Radiator.

Kitchen Breakfast Room

17' 11" x 9' 6" (5.46m x 2.90m)

Continuation of the floor. Plenty of space for family table and chairs. uPVC double opening doors leading onto rear garden. This opens out to the modern kitchen extension, which has an orangery style roof and inset ceiling spot lights. The kitchen has a range of eye and base level units in high gloss and with complementing work surfaces over with stainless steel sink unit. Inset Lamona electric hob and eye level oven. Tiled splash back and rear aspect window. Breakfast bar area. Door to utility.

Utility

7' 7" x 7' 0" (2.31m x 2.13m)

Continuation of flooring. The utility has units and work surfaces matching the kitchen. Wall mounted boiler. Space for tall fridge freezer, plus additional space for washing machine and tumble dryer etc. Side aspect window and radiator.





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Landing

Carpeted landing with side aspect window with fitted shutter blinds. Doors to three bedrooms and bathroom.

Bathroom

6' 1" x 6' 8" (1.85m x 2.03m)

Thermostatic shower over bath with glass shower screen and tiled splash back. White close coupled W/C with button flush and wash basin both set into vanity unit. Floor matching the rest of the house. Shaver point and extractor, plus rear aspect window. Ladder style heated towel rail.

Bedroom One

13' 5" x 10' 1" (4.09m x 3.07m)

Measurements into bay. Carpeted double bedroom with front aspect bay window and fitted shutter blinds. Radiator. Two sets of double opening fitted wardrobes.

Bedroom Two

12' 8" x 11' 7" (3.86m x 3.53m)

Carpeted double bedroom with rear aspect window and fitted shutter blinds. Radiator.

Bedroom Three

8' 2" x 6' 0" (2.49m x 1.83m)

Carpeted single bedroom with front aspect window and fitted shutter blinds. Radiator.

Front Garden Small enclosed forecourt with side gate leading to rear.

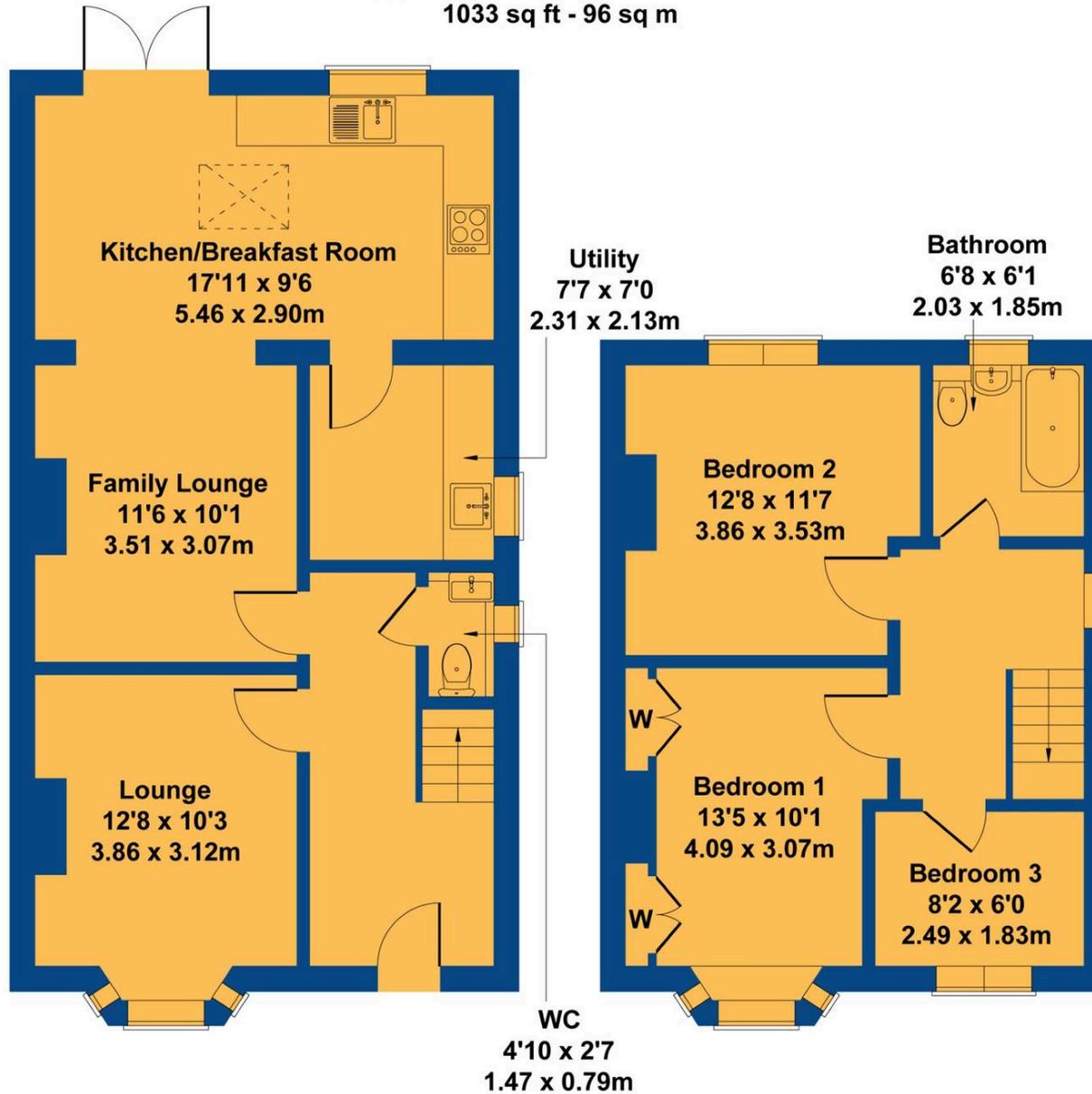
Rear Garden Fully enclosed, low maintenance garden with paving slabs and artificial grass. Wooden summer house style construction and gate to side which in turn leads to front.





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Approximate Gross Internal Area
1033 sq ft - 96 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
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