





65 St. Marys Avenue

Barry, Barry

Well presented three bedroom mid-terraced home with spacious interior, open plan kitchen/diner and enclosed garden. EPC D66. Convenient location with great amenities and transport links.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- NO ONWARD CHAIN
- WELL PRESENTED THROUGHOUT
- LARGE LOUNGE PLUS LARGE OPEN PLAN KITCHEN/DINER
- FULLY ENCLOSED REAR GARDEN
- EPC D66
- EXCELLENT TRANSPORT LINKS AND CLOSE TO LOCAL AMENITIES





Hallway

Entrance via a composite front door with opaque glazing into the entrance hallway. The hallway has period tiled flooring, a selection of smooth and wallpapered walls and a smooth coved ceiling. A carpeted staircase leading to the first floor and a door leading through into the lounge.

Lounge

24' 5" x 9' 11" (7.44m x 3.02m)

Laminate wood effect flooring, smooth walls with a feature wallpapered chimney breast and a smooth coved ceiling. A gas fire with a wooden mantel. A front aspect bay window, a rear aspect window and a door leading through into the kitchen/diner. Measurements have been taken into the bay.

Kitchen/Diner

22' 8" x 9' 10" (6.91m x 3.00m)

Vinyl tile effect flooring, smooth walls and a smooth ceiling with spotlights. The kitchen has modern white high gloss eye and base level units with complementing wood effect countertops. There is a stainless steel one and a half bowled sink inset with a black rinser tap. Integrated appliances include a four ring gas hob, extractor hood and eye level single oven. There is space and plumbing for a washing machine and space for a freestanding fridge/freezer. In the dining area there is ample space for a dining table and chairs. There is also a radiator, a rear aspect window, a door leading to an understairs storage cupboard and a glazed door leading out into the garden.

Landing

A carpeted staircase leads to a carpeted landing with a selection of smooth and wallpapered walls and a smooth coved ceiling. A wooden balustrade, a loft hatch and doors leading to three bedrooms and a bathroom.

Bedroom One

12' 0" x 9' 11" (3.66m x 3.02m)

Carpeted with smooth walls and a wallpapered feature wall with a textured coved ceiling. Two front





Bedroom One

12' 0" x 9' 11" (3.66m x 3.02m)

Carpeted with smooth walls and a wallpapered feature wall with a textured covered ceiling. Two front aspect windows, a radiator and built in storage cupboards. Measurements exclude the depth of the built in storage cupboards.

Bedroom Two

10' 11" x 8' 2" (3.33m x 2.49m)

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

Bedroom Three

11' 5" x 10' 0" (3.48m x 3.05m)

Laminate wood effect flooring, smooth walls and a smooth covered ceiling. A rear aspect window, a side aspect window, a built in storage cupboard and a radiator.

Bathroom

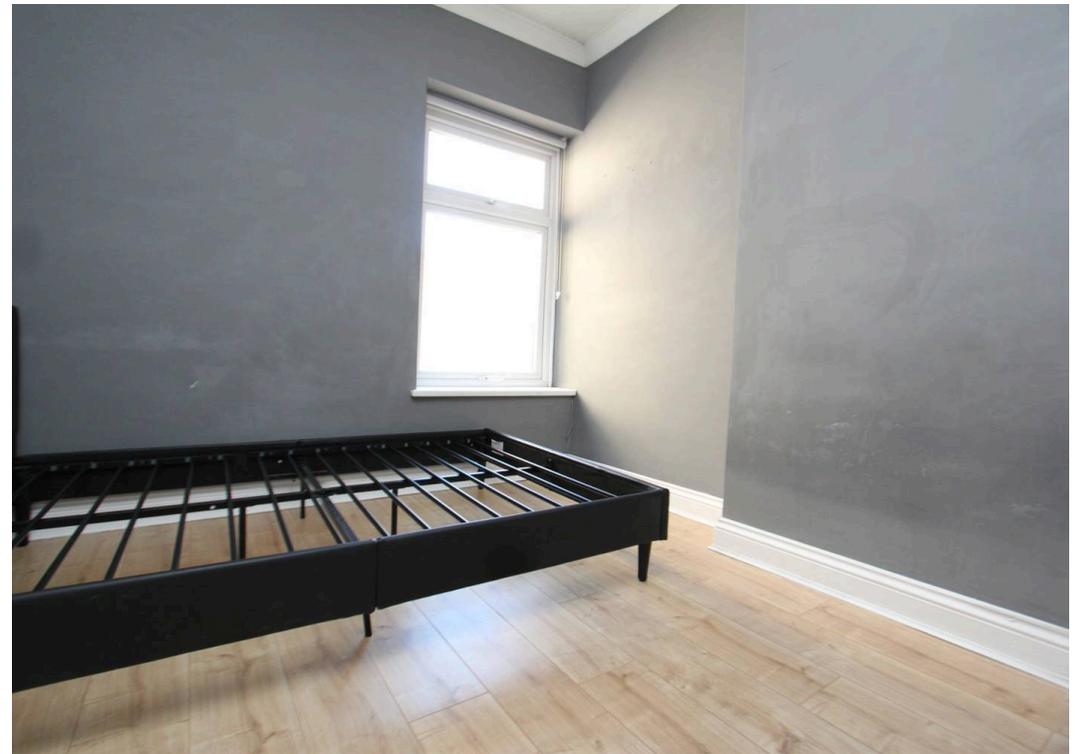
11' 5" x 6' 7" (3.48m x 2.01m)

Tiled flooring, smooth walls and a textured covered ceiling. A four piece white suite comprising a WC with a push button flush, a pedestal wash basin with stainless steel pillar taps, a bath with stainless steel pillar taps and a walk in shower cubicle with an electric shower inset and a glass sliding shower screen. An opaque window and a towel radiator.



Garden

A fully enclosed rear garden with a rear access gate. Step out of the kitchen/diner onto an initial patio area. Steps lead up to a raised patio area with ample space for outdoor seating, perfect for alfresco dining or relaxing in the sun.



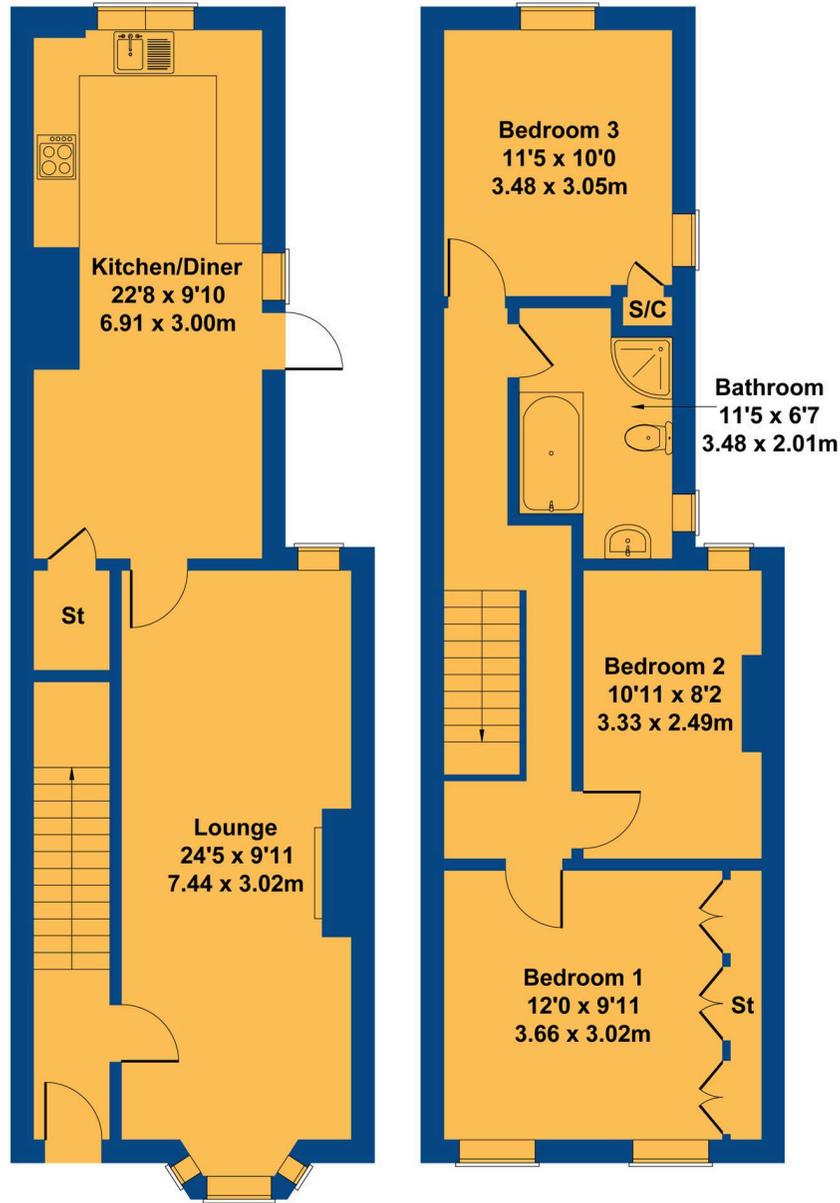
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales EU Directive 2002/91/EC 		



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Approximate Gross Internal Area
1130 sq ft - 105 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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