







## 55 Buttrills Road

Barry, Barry

A recently refurbished, three bedroom semi-detached property with a modern finish and ample family living space. Large kitchen, lounge with open brick fireplace, sunroom and beautiful generous garden.

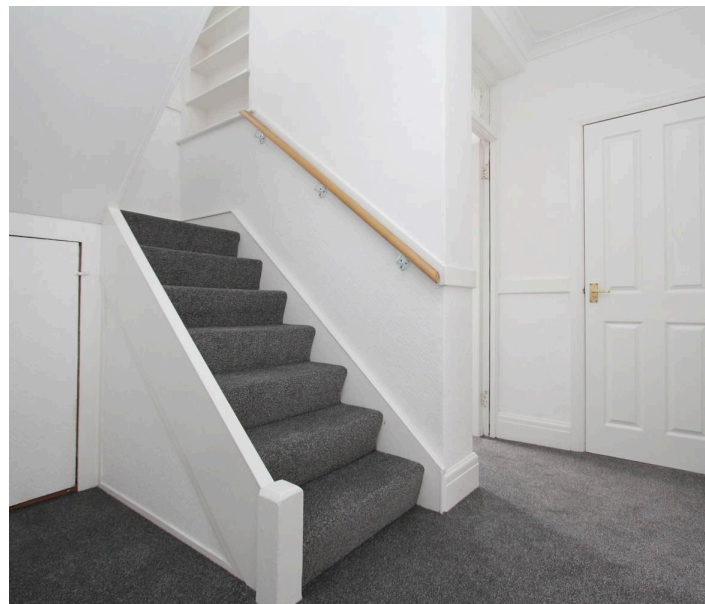
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- NO ONWARD CHAIN
- RECENTLY REFURBISHED INCLUDING NEW FLOORING THROUGHOUT
- THREE DOUBLE BEDROOMS
- LARGE FAMILY BATHROOM PLUS DOWNSTAIRS WC
- LARGE MODERN KITCHEN PERFECT FOR ENTERTAINING
- LARGE LOUNGE WITH OPEN BRICK FIREPLACE
- SUN ROOM AND GENEROUS REAR GARDEN PERFECT FOR AL-FRESCO DINING AND SUMMER RELAXATION
- EPC D55
- CATCHMENT FOR WHITMORE HIGH SCHOOL
- CLOSE TO LOCAL AMENITIES AND EXCELLENT TRANSPORT LINKS







### **Porch**

6' 0" x 6' 0" (1.83m x 1.83m)

Entrance into the porch via a uPVC front door with opaque glazing. The porch is carpeted with smooth walls and a smooth ceiling. There is a small front aspect window, a larger side aspect window, a radiator and built in storage. A further opaque glazed door leads through into the hallway.

### **Hallway**

Carpeted with smooth walls and a smooth coved ceiling. Doors leading off to the downstairs WC, kitchen and lounge. There is an understairs storage cupboard, a radiator and a carpeted u-shaped staircase leading to the first floor.

### **Downstairs WC**

3' 10" x 2' 9" (1.17m x 0.84m)

Tiled flooring, half height tiling to the walls with the remainder of the walls being smooth and a smooth ceiling. An opaque side aspect window and a radiator. A two piece white suite comprising a WC with a push button flush and a small wall-mounted washbasin with stainless steel pillar taps.

### **Kitchen**

22' 5" x 9' 1" (6.83m x 2.77m)

Luxury vinyl tile (LVT) wood effect flooring, smooth walls and a smooth coved ceiling. Modern navy and white eye and base level units with complementing marble effect countertops. A stainless steel one and a half bowled sink inset with a stainless steel mixer tap ovetop. Integrated appliances include a four ring electric hob, extractor hood, eye level double oven, dishwasher and fridge/freezer. Space for an additional fridge/freezer if needed. Concealed combi-boiler. An opaque side aspect window, a rear aspect window and a radiator. Open to the sun room.







### **Sun Room**

12' 10" x 8' 6" (3.91m x 2.59m)

A continuation of the LVT from the kitchen, smooth walls and a polycarbonate roof. Double glazed bi-folding doors leading out into the garden and double glazed rear aspect windows allowing plenty of natural light. A single glazed window looking through into the lounge.

### **Lounge**

22' 9" x 13' 3" (6.93m x 4.04m)

L-shaped, 9ft 11in (3.02m) at narrowest point. Carpeted with smooth walls and a smooth covered ceiling. Front aspect window, rear window looking through into the sun room. Two radiators. A working brick fireplace with a wooden mantel.

### **Landing**

A carpeted staircase leads to a carpeted landing with smooth walls and a smooth ceiling. Doors lead off to three bedrooms and a bathroom. Stairs continue up to the loft room.

### **Bedroom One**

11' 6" x 9' 10" (3.51m x 3.00m)

Carpeted with smooth walls and a textured covered ceiling. A rear aspect window with far reaching sea views. A radiator and fitted mirrored wardrobes. Measurements exclude the depth of the fitted wardrobes.

### **Bedroom Two**

11' 5" x 9' 8" (3.48m x 2.95m)

Carpeted, smooth walls with picture rails and a smooth ceiling. A rear aspect window with far reaching sea views. A radiator and a built in storage cupboard





### **Bedroom Three**

11' 0" x 8' 11" (3.35m x 2.72m)

Carpeted with smooth walls and a smooth coved ceiling. A front aspect window, a radiator and built in storage cupboards. Measurements have been taken up to the chimney breast and exclude the recess to the right and the depth of the built in storage cupboards.

### **Bathroom**

10' 9" x 5' 9" (3.28m x 1.75m)

LVT wood effect flooring, a mixture of smooth and tiled walls and a smooth coved ceiling. An opaque front aspect window and a towel radiator. A four piece white suite comprising a WC with a push button flush, a vanity wash basin with a stainless steel mixer tap ovetop, a bath with stainless steel pillar taps and a walk-in shower cubicle with a folding glass shower screen and a stainless steel thermostatic shower with a rainfall shower head.

### **Loft Room**

12' 9" x 7' 8" (3.89m x 2.34m)

Fully boarded with limited head room. Lighting and power. A door leading through to additional storage space into the eaves.



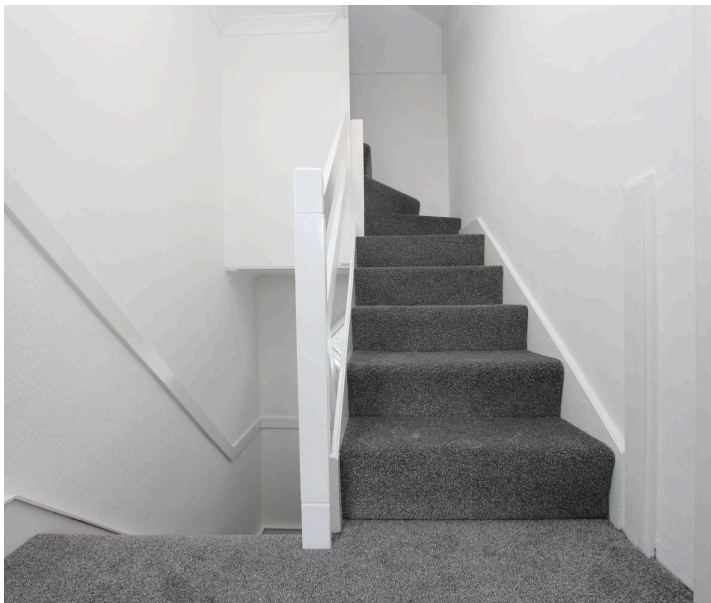




## **GARDEN**

Generous rear garden with areas of patio and lawn. A side access gate to the front of the property. A path leading to the bottom of the garden where there is a handy storage shed and rear access gate.

## **ON STREET**











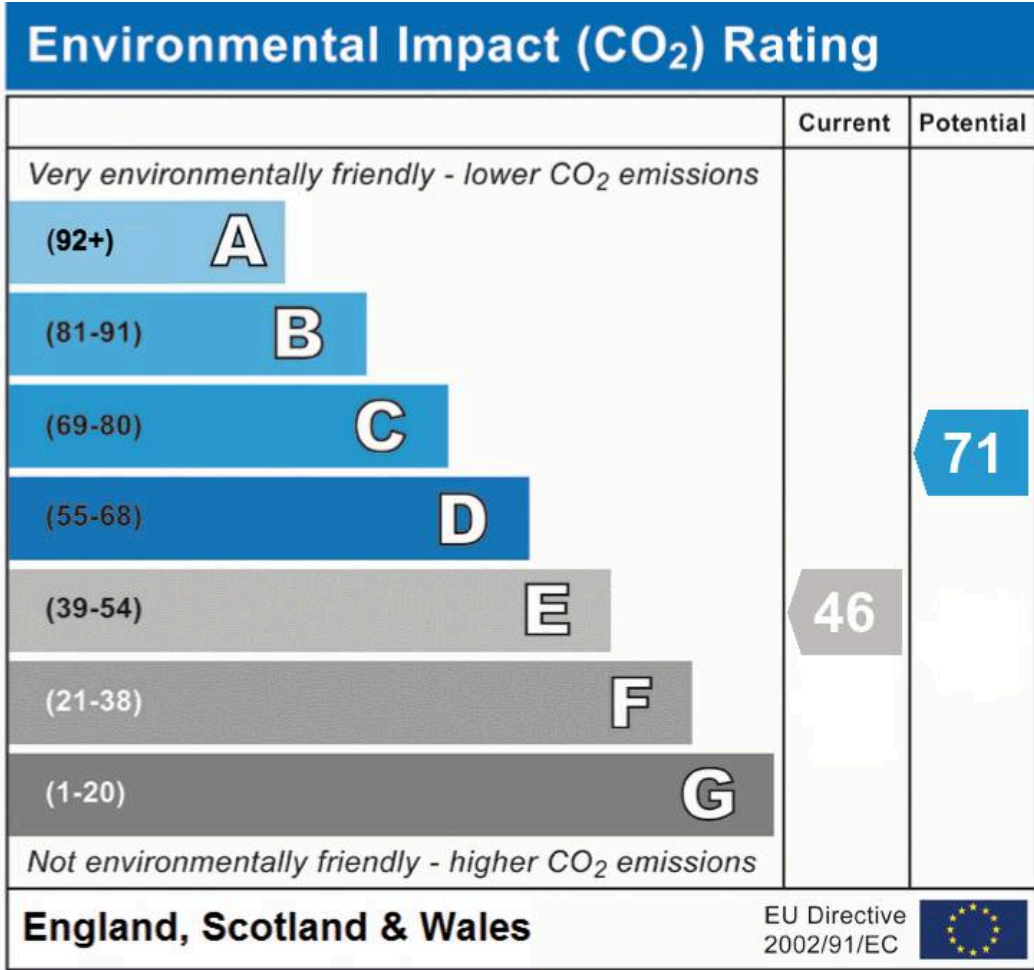
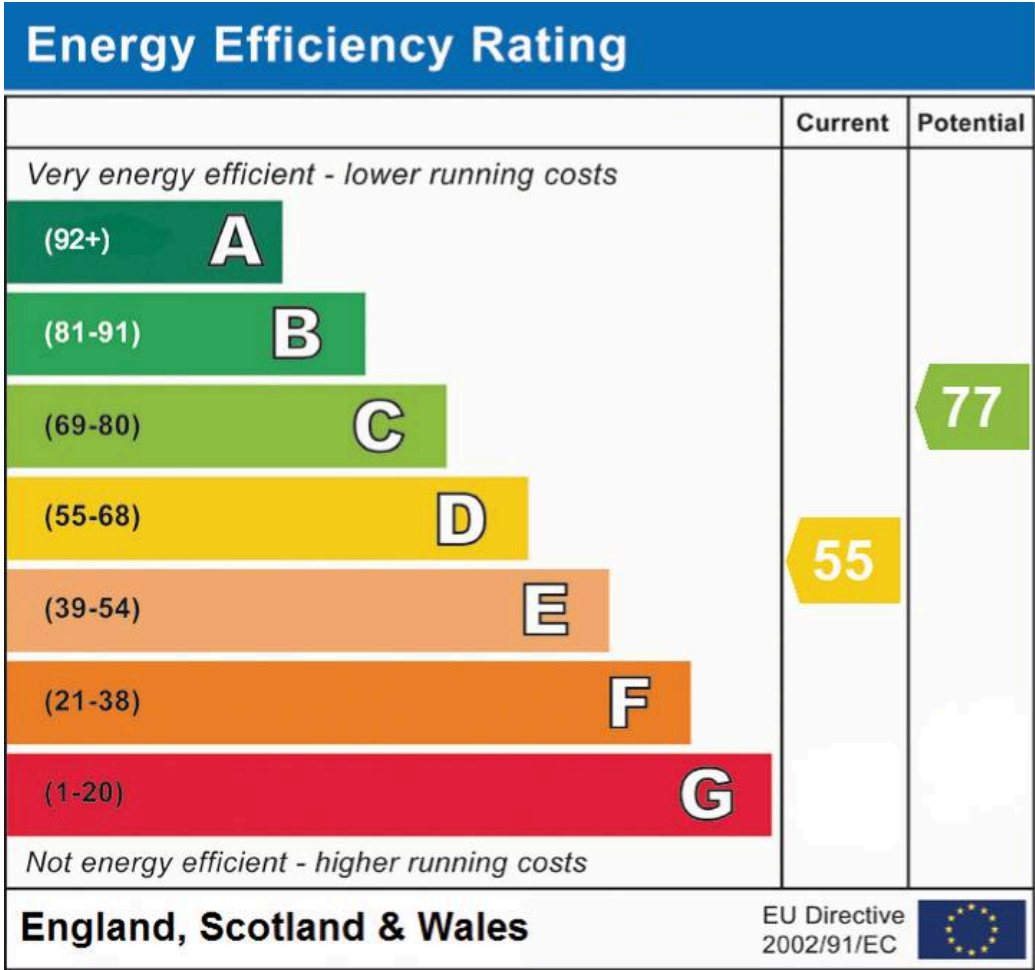












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