







## 36 Usk Way

Barry, Barry

A well maintained bungalow in the West End of Barry - Cwm Talwg with large driveway and private rear garden

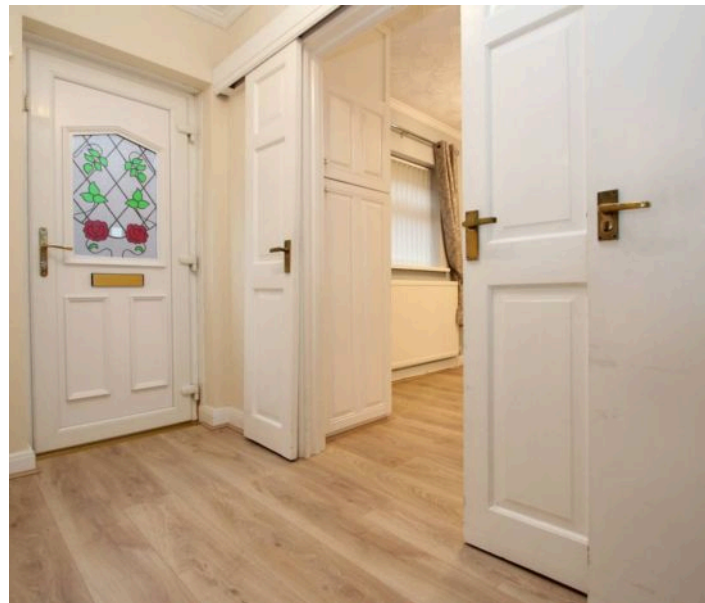
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- NO ONWARD CHAIN; DESIRABLE LOCATION - CWM TALWG
- NEW FLOORING IN LOUNGE, KITCHEN, HALL AND SHOWER ROOM
- TRUE BUNGALOW WITH 4 / 5 CAR DRIVEWAY
- LOUNGE WITH FRENCH DOORS TO GARDEN
- WELL MAINTAINED VERY PRIVATE GARDEN
- EPC C69
- SOLAR PANELS







### Entrance Hall

Accessed via uPVC door. Brand new laminate floor. Radiator. Doors give access to the two double bedrooms, shower room and kitchen breakfast room. Loft with drop down ladder and loft is boarded.

### Bedroom One

14' 6" x 10' 6" (4.42m x 3.20m)

Double bedroom with laminate floor and front aspect bay box style window. Radiator. Fitted wardrobes with sliding mirror doors.

### Bedroom Two

11' 9" x 6' 7" (3.58m x 2.01m)

Carpeted double bedroom with front and side aspect windows. Radiator.

### Shower Room

Walk in shower cubicle for ease of mobility, low level WC and wall hung wash basin, all in white. Tiled walls with side aspect window, radiator and and new fitted vinyl floor.

### Living Room

13' 6" x 11' 8" (4.11m x 3.56m)

A beautiful living area with double opening doors out onto the private garden. Brand new laminate floor. Fireplace and radiator.



### Kitchen Breakfast Room

17' 5" x 10' 11" (5.31m x 3.33m)

A fantastic size kitchen breakfast room with brand new laminate floor. A wide range of fitted eye level and base level units and upgraded worksurfaces and sink unit. Space and plumbing for appliances - current appliances can remain if required. Breakfast bar area. New lighting fitted. Side aspect window plus door to rear garden.





## FRONT GARDEN

Mainly laid to block paving and with established shrubs / plants and circular flower bed area.

## REAR GARDEN

A beautifully maintained Southerly aspect garden which enjoys great privacy and is fully enclosed and level. Patio area plus section of artificial lawn. Stone chippings provide great space for planted flowers. Garden shed plus deep side recess which leads back to the kitchen. The garden is enclosed with feather edge fencing and is overlooked by established trees making this a tranquil setting.

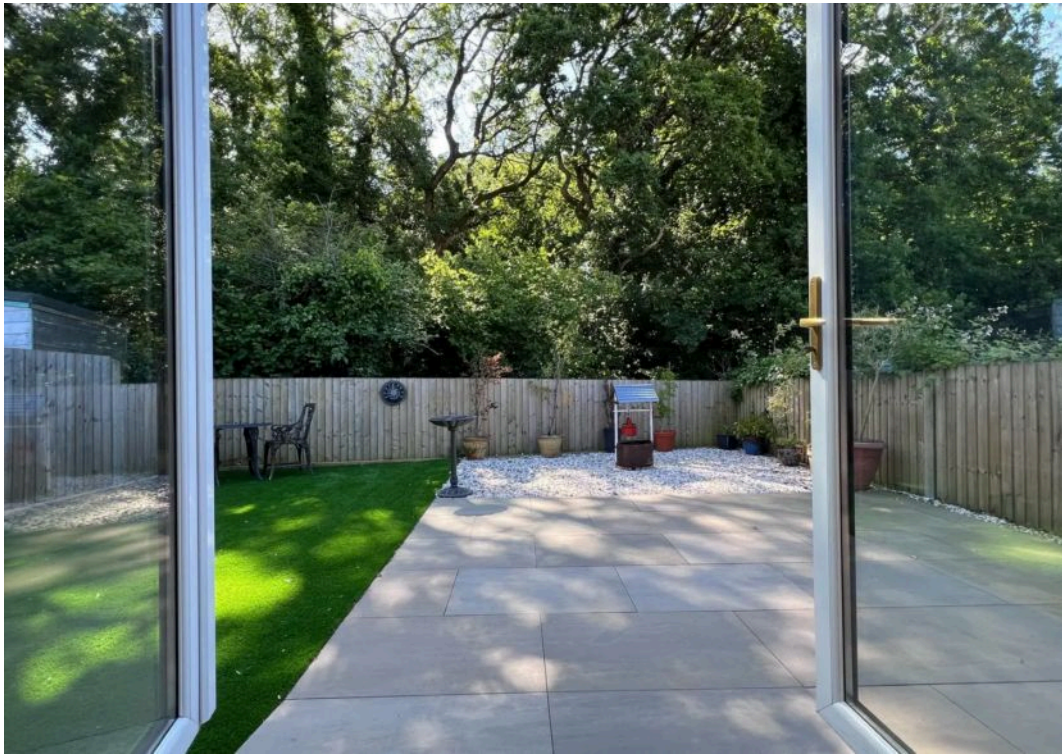
## DRIVEWAY

5 Parking Spaces

A large driveway of interlocking brick paviour providing off road parking for 4 or 5 vehicles, comfortably. The driveway extends down the side of the property whereby you can also access the rear garden and the main entrance.

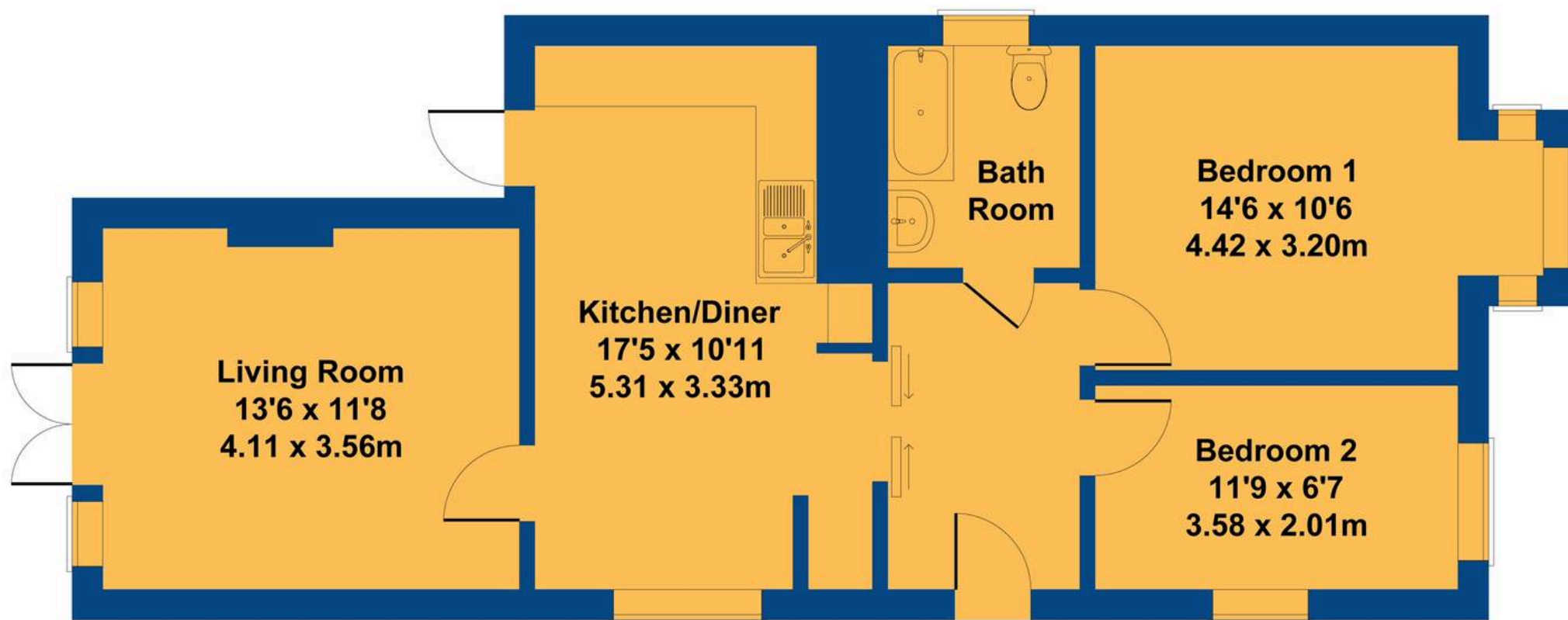






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Approximate Gross Internal Area  
699 sq ft - 65 sq m



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





## Chris Davies Estate Agents

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