







## 33 Winchester Close

Barry, Barry

Mid terrace, 3 bed family home with two bathrooms!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- IDEAL FIRST TIME BUY - SPACIOUS MID TERRACE
- WELL PRESENTED LOUNGE WITH BAY WINDOW
- WREN KITCHEN (LESS THAN 1 YR OLD)
- GROUND FLOOR AND FIRST FLOOR BATHROOMS
- THREE BEDROOMS
- EPC C72





### Entrance Hall

Accessed via uPVC door. Carpeted. Internal door to lounge. Radiator.

### Lounge

16' 2" x 13' 2" (4.93m x 4.01m)

Well presented lounge with bay front aspect window. Fireplace. Radiator. Laminate floor. Door to rear lobby. Door to under stair stair storage cupboard.

### Rear Lobby

Tiled floor and giving access to kitchen, shower room and carpeted stairs to the first floor.

### Kitchen

10' 4" x 9' 8" (3.15m x 2.95m)

Continuation of the tiled floor. This Wren kitchen is less than a year old and has modern sage eye level and bae units with complementing work surfaces over. Electric hob and oven under. Integrated dish washer. Space and plumbing for further appliances plus space or dining table and chairs. Rear aspect window and door to garden.

### Shower Room

6' 10" x 4' 5" (2.08m x 1.35m)

Corner cubicle with thermostatic shower inset, WC and wash basin set into vanity unit. Radiator. tiled floor. Two rear aspect windows.

### Landing

Carpeted and giving access to three bedrooms and bathroom plus two storage cupboards - one of which houses the combi boiler. Loft hatch has pull down ladder and is boarded.

### Bedroom One

11' 7" x 8' 10" (3.53m x 2.69m)

Carpeted double bedroom with front aspect window and radiator. Full height and width fitted wardrobes with sliding mirror doors.

### Bedroom Two

12' 4" x 10' 4" (3.76m x 3.15m)

Carpeted double bedroom with rear aspect window







### **Bedroom Two**

12' 4" x 10' 4" (3.76m x 3.15m)

Carpeted double bedroom with rear aspect window and radiator.

### **Bedroom Three**

8' 6" x 7' 7" (2.59m x 2.31m)

Carpeted single bedroom with front aspect window.

### **Bathroom**

6' 9" x 5' 6" (2.06m x 1.68m)

Panelled with with mixer tap and electrics shower over, low level WC and wash basin set into vanity unit. Fully tiled walls. Radiator. Rear aspect window. Vinyl floor.

### **Front Garden**

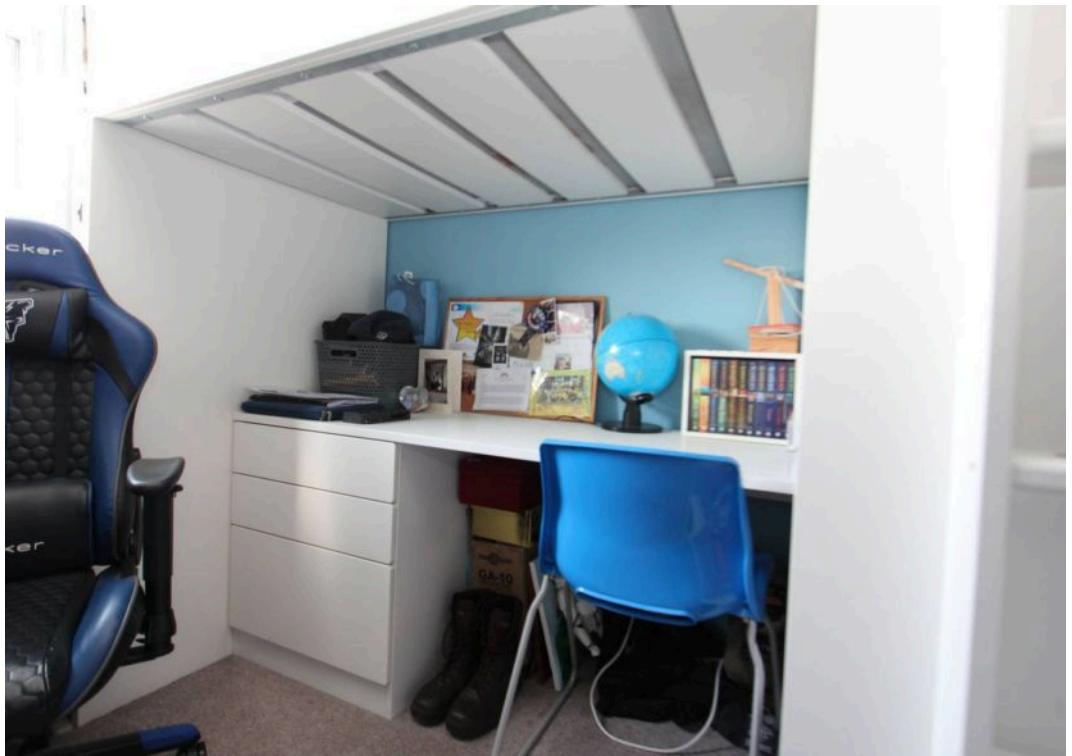
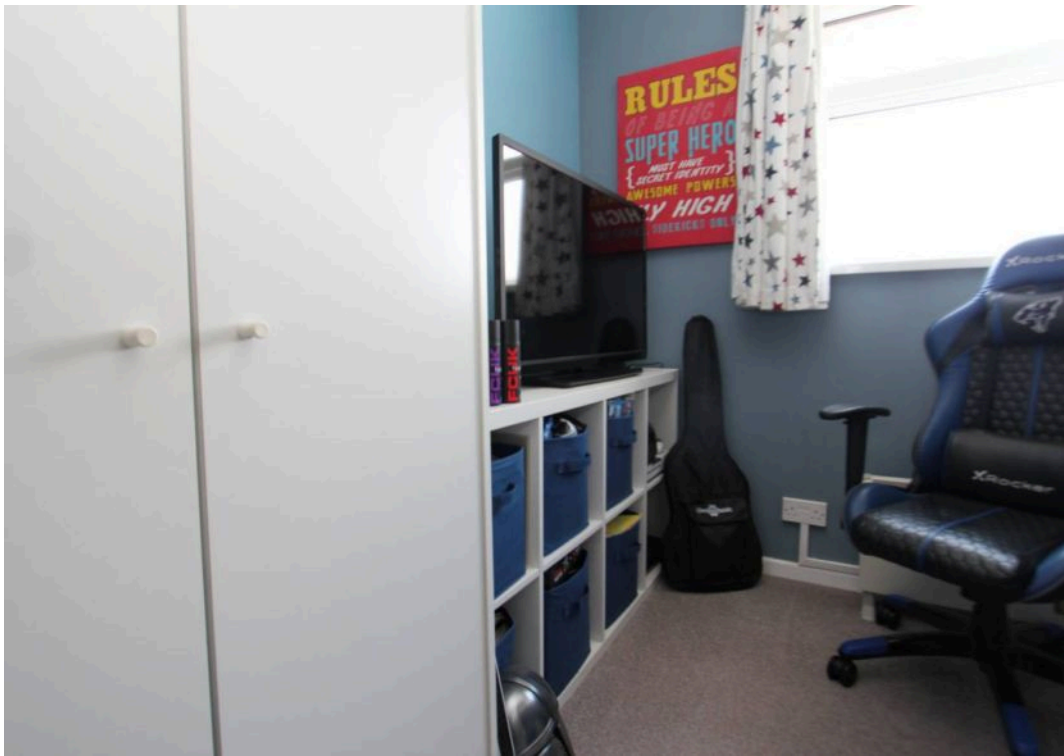
An enclosed, good size front garden of low maintenance.

### **Rear Garden**

Enclosed rear garden, of low maintenance with tiered patios. Gate to parking.



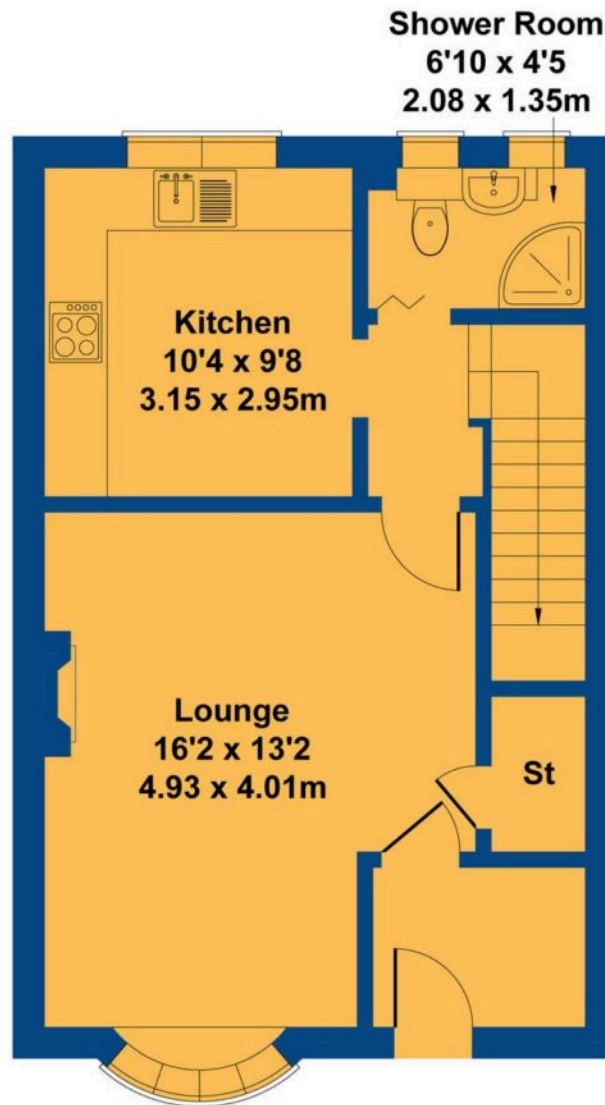




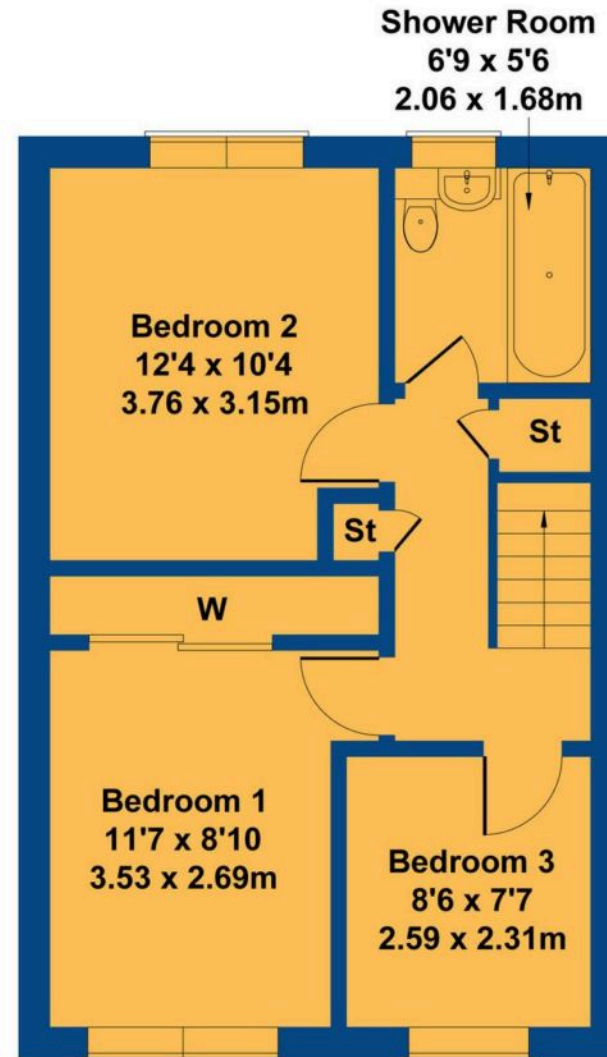


# 33 Winchester Close

Approximate Gross Internal Area  
926 sq ft - 86 sq m



**GROUND FLOOR**



**FIRST FLOOR**

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





## Chris Davies Estate Agents

Chris Davies Estate Agents, 24 High Street – CF62 7EA

01446 700007

[barry@chris-davies.co.uk](mailto:barry@chris-davies.co.uk)

[www.chris-davies.co.uk/](http://www.chris-davies.co.uk/)

HELPFUL INFORMATION – whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.





## Chris Davies Estate Agents

Chris Davies Estate Agents, 24 High Street – CF62 7EA

01446 700007

[barry@chris-davies.co.uk](mailto:barry@chris-davies.co.uk)

[www.chris-davies.co.uk/](http://www.chris-davies.co.uk/)

HELPFUL INFORMATION – whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.