





## 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 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 base units with complementing work surfaces over. Electric hob and oven under. Integrated dish washer. Space and plumbing for further appliances plus space for 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 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.

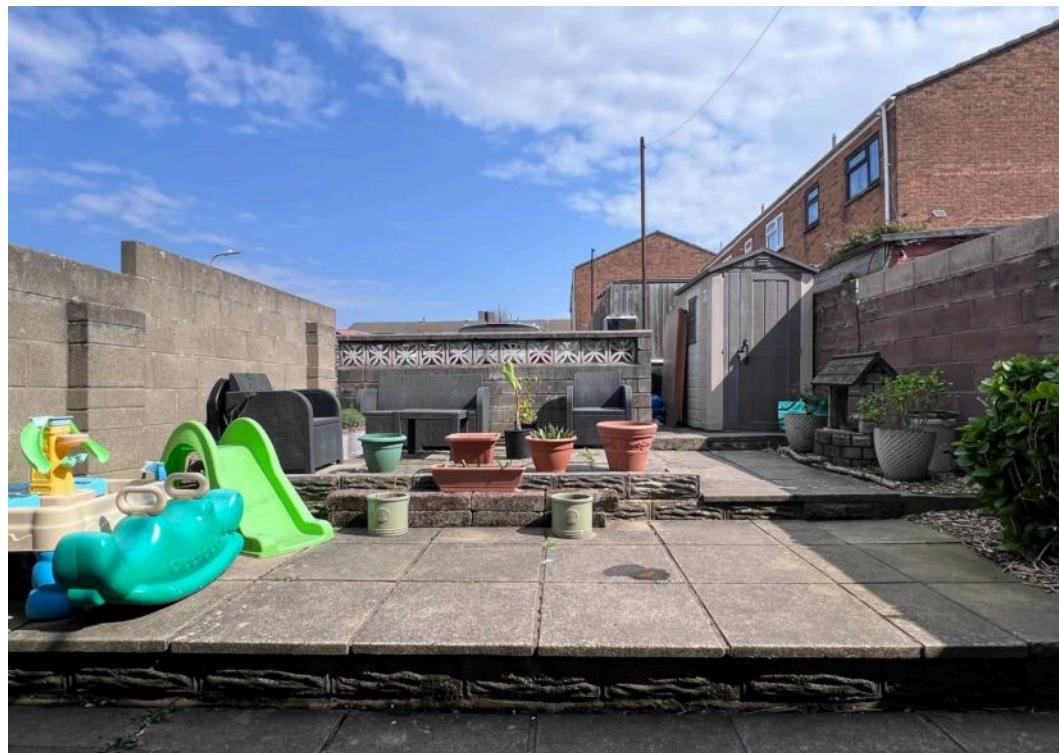
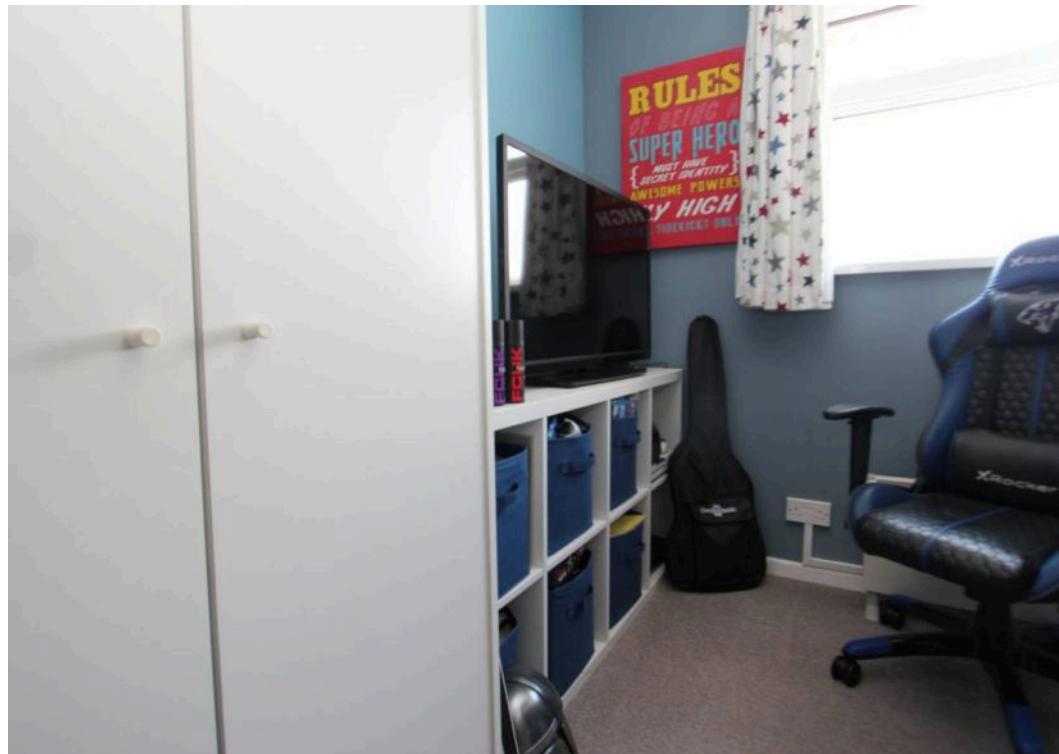
#### **Front Garden**

An enclosed, good size front garden of low maintenance.

#### **Rear Garden**

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

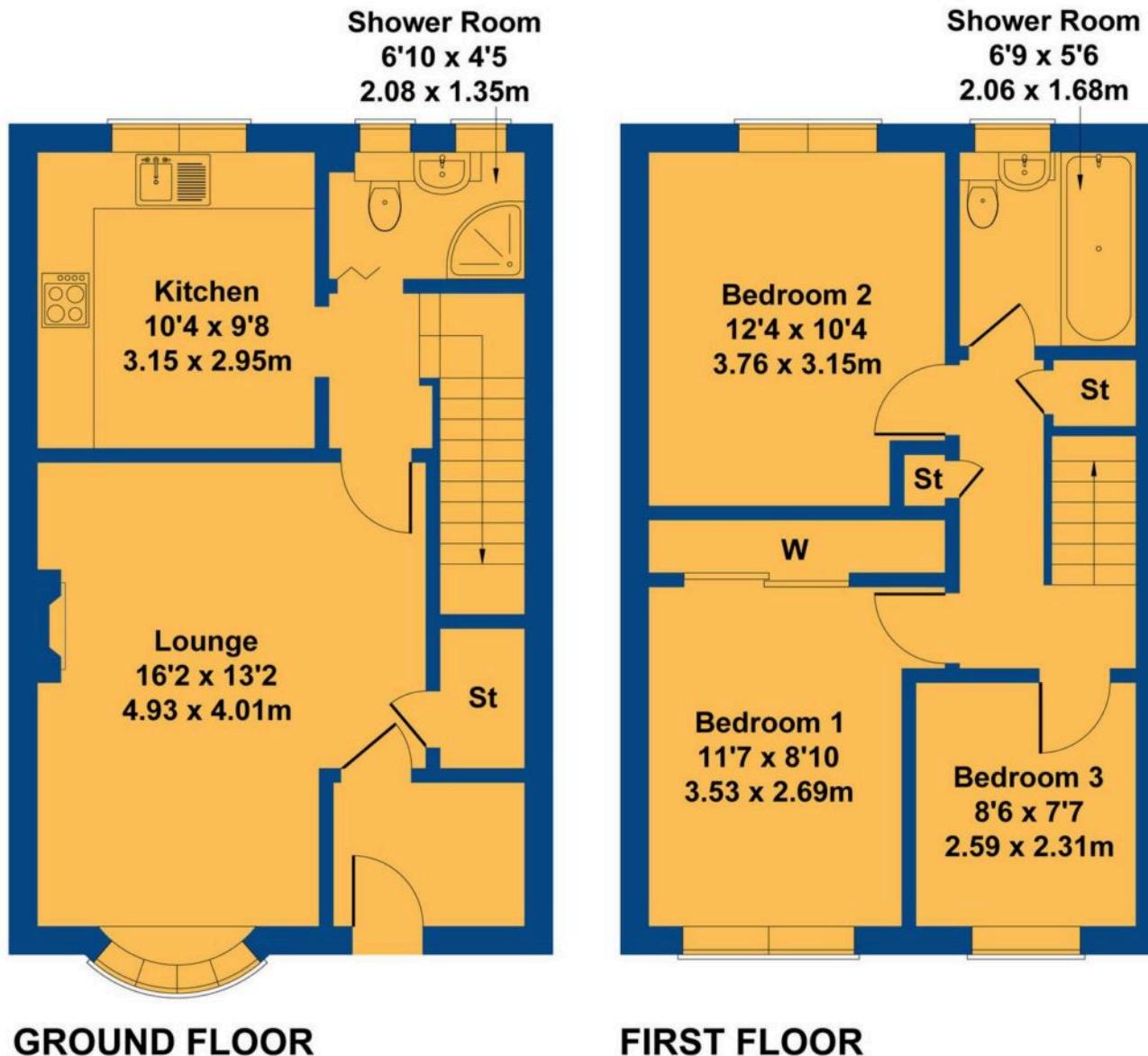




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Approximate Gross Internal Area

926 sq ft - 86 sq m



Not to Scale. Produced by The Plan Portal 2025  
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## Chris Davies Estate Agents

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