





## 8 Dafydd Place

Barry, Barry

Spacious three bedroom terraced home with a loft room, modern fitted kitchen, spacious lounge, enclosed garden and double driveway offering off-street parking - perfect for family living.

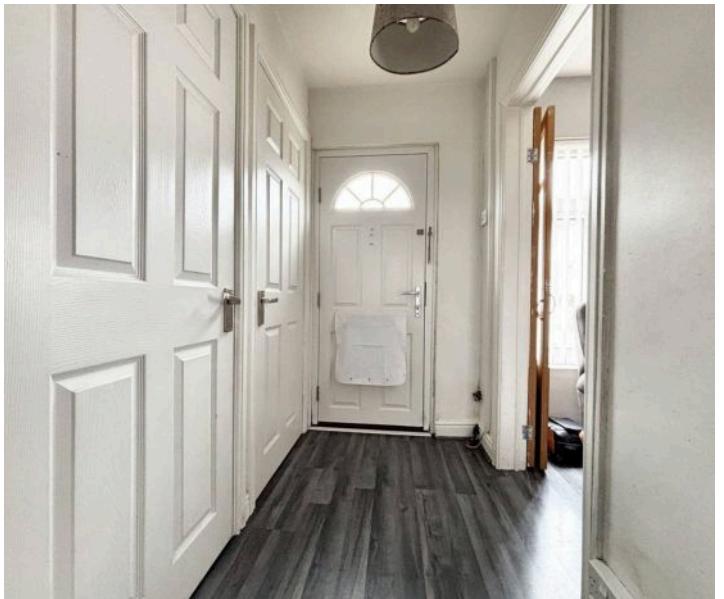
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- THREE BEDROOMS PLUS LOFT ROOM
- MODERN FITTED KITCHEN WITH HIGH END QUARTZ WORKTOPS AND INTEGRATED APPLIANCES
- SPACIOUS LOUNGE
- FULLY ENCLOSED REAR GARDEN
- DOUBLE DRIVEWAY
- EPC D68





## Hallway

Entrance to the property via a composite front door with opaque glazing into an entrance hallway. The hallway has wood effect flooring, smooth walls and a smooth ceiling. Two built in storage cupboards, a radiator and a carpeted staircase leading to the first floor. Doors lead off to the lounge and kitchen/diner.

## Lounge

14' 5" x 10' 6" (4.39m x 3.20m)

Wood effect flooring, smooth walls (with feature papering to the recesses) and a smooth ceiling. A front aspect window and a radiator. Measurements have been taken into the recesses.

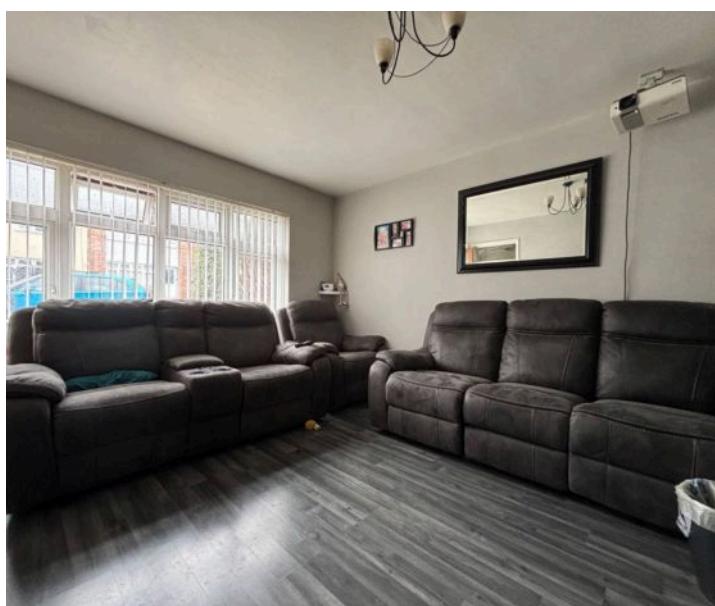
## Kitchen/Diner

16' 10" x 9' 2" (5.13m x 2.79m)

Wood effect flooring, smooth walls and a smooth ceiling with spotlights. Modern white high gloss eye and base level units with under cabinet lighting and complementing quartz countertops. A stainless steel sink inset with a stainless steel mixer tap overtop. Integrated appliances include an eye level double oven with microwave, a four ring induction hob, an extractor hood, a dishwasher, a full height fridge and a full height freezer. Space and plumbing for a washing machine and tumble dryer. Ample space for a dining table and chairs. A radiator and a door giving access to an understairs storage cupboard. Two rear aspect windows and a door with opaque glazing giving access to the rear garden.

## Landing

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





### **Bedroom One**

12' 8" x 9' 8" (3.86m x 2.95m)

Carpeted with smooth walls and a textured ceiling. A front aspect window, a radiator and built in storage cupboards. Measurements exclude the depth of the built in cupboards.

### **Bedroom Two**

9' 0" x 8' 4" (2.74m x 2.54m)

Carpeted with smooth walls and a textured ceiling. A rear aspect window and a radiator.

### **Bedroom Three**

6' 11" x 6' 8" (2.11m x 2.03m)

Carpeted with smooth walls and a textured ceiling. A front aspect window and a radiator.

### **Bathroom**

8' 1" x 5' 5" (2.46m x 1.65m)

Wood effect flooring, smooth walls and a smooth ceiling with spotlights. A three piece white suite comprising a WC with a push button flush, a vanity wash basin with a stainless steel mixer tap overtop and a p-shaped bath with a stainless steel thermostatic rainfall shower inset and a glass shower screen. Full height tiling within the bath and a matching splashback to the sink. An opaque rear aspect window and a stainless steel towel radiator.

### **Loft Room**

15' 11" x 11' 5" (4.85m x 3.48m)

Carpeted with smooth walls and a smooth ceiling with spotlights. Two windows, a radiator and storage into the eaves.



#### REAR GARDEN

A fully enclosed rear garden with a handy rear access gate. Largely concrete with a small area of artificial grass. A large storage shed with lighting and power.

#### DRIVEWAY

2 Parking Spaces



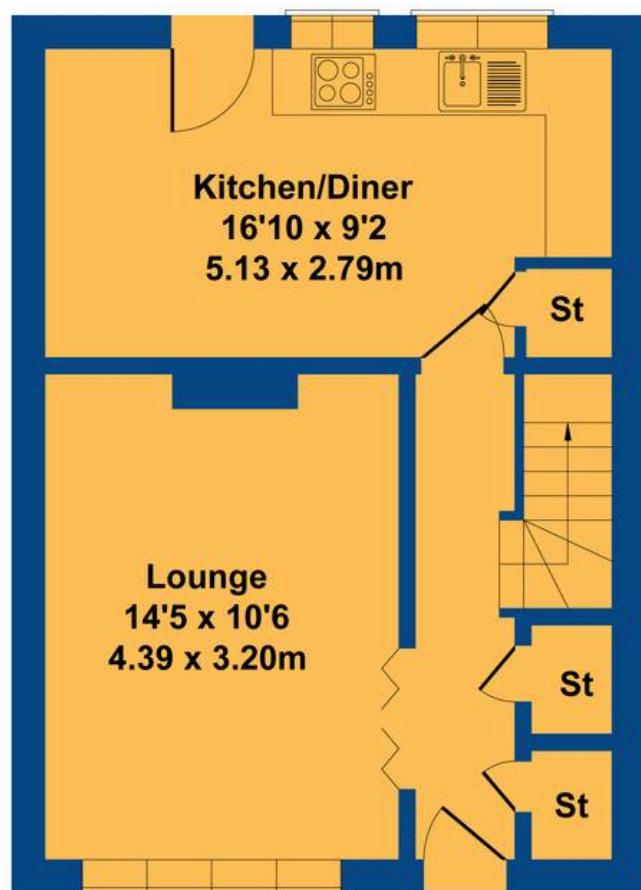




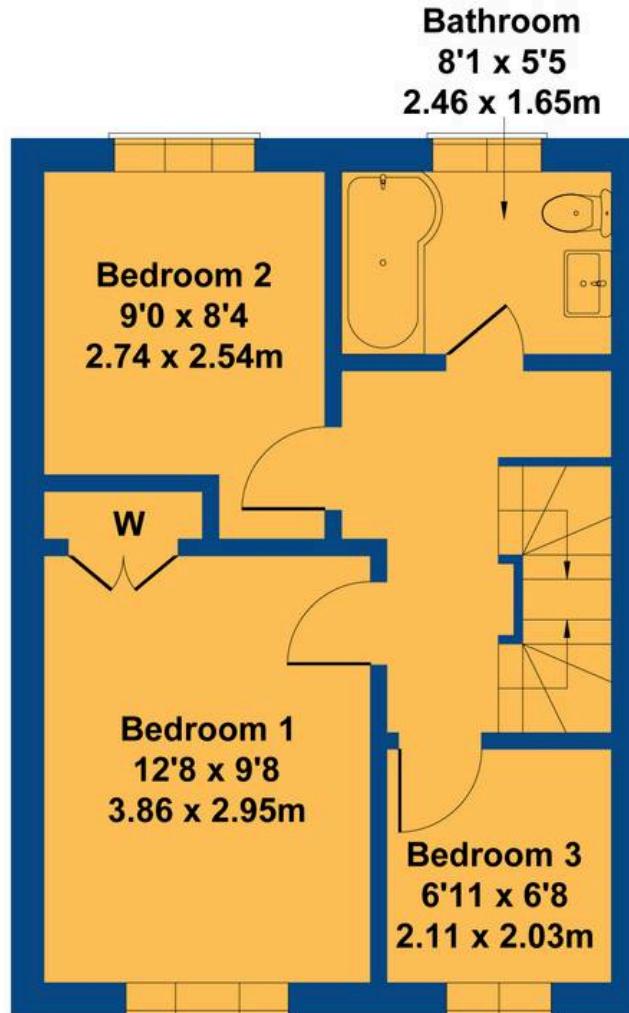
# 8 Dafydd Place

Approximate Gross Internal Area

1001 sq ft - 93 sq m



GROUND FLOOR



FIRST FLOOR



LOFT

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.