





## 43 Morel Street

Barry, Barry

Charming three bedroom mid-terrace home with open plan lounge/diner, ground floor bathroom, south-west facing garden, great location near amenities and transport links. EPC rating D66.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- LARGE OPEN PLAN LOUNGE/DINER
- GROUND FLOOR BATHROOM
- THREE DOUBLE BEDROOMS
- LOW MAINTENANCE SOUTH-WEST FACING GARDEN
- EXCELLENT TRANSPORT LINKS AND CLOSE TO LOCAL AMENITIES
- EPC D66





## Hallway

Entrance via a wooden front door with opaque glazing into a small porch. The porch has wood effect flooring, wallpapered walls and a textured ceiling. A further wooden glazed door leads into the hallway. The hallway has a continuation of the flooring from the porch, wallpapered walls and a textured ceiling. A radiator, a carpeted staircase leading to the first floor and a wooden door leading into the open plan lounge/diner.

## Lounge/Diner

22' 10" x 11' 3" (6.96m x 3.43m)

The dining room has wood effect flooring, wallpapered walls and a smooth coved ceiling. An open archway looks through into the kitchen. Radiator. A door gives access to an understairs cupboard and a further door leads into the kitchen. Ample space for a dining table and chairs. Open to the lounge. The lounge is carpeted with smooth walls and a smooth coved ceiling. A front aspect window, a radiator and a feature log burner with a wooden mantel.

## Kitchen

14' 10" x 8' 11" (4.52m x 2.72m)

Wood effect flooring, smooth walls and a smooth coved ceiling. A range of white eye and base level units with laminate work surfaces over top. A tiled splash back. A stainless steel sink inset with stainless steel pillar taps. Integrated appliances include a single electric oven, four ring gas hob and extractor hood. Space and plumbing for a washing machine. Space for a freestanding fridge/freezer. A breakfast bar area and a radiator. A small rear aspect window and a uPVC door with opaque glazing leading into the garden. A wooden glazed door leads into the bathroom.





#### **Ground Floor Bathroom**

8' 11" x 5' 1" (2.72m x 1.80m)

Tiled flooring, half height tiling to the walls with the remainder being smooth and a smooth ceiling. A three piece white suite comprising a WC with a push button flush, a pedestal wash basin with stainless steel pillar taps and a corner bath with a stainless steel mixer tap and rinser. An opaque rear aspect window and a radiator.

#### **Landing**

A carpeted staircase leads to a carpeted landing with wallpapered walls and a smooth ceiling. Doors leading off to three bedrooms. Loft access.

#### **Bedroom One**

15' 0" x 10' 1" (4.57m x 3.07m)

Carpeted with smooth walls and a smooth ceiling. Two front aspect windows, a radiator and built in storage cupboards.

#### **Bedroom Two**

11' 8" x 9' 1" (3.56m x 3.02m)

Carpeted with smooth walls and a smooth ceiling. A rear aspect window and a radiator. Measurements have been taken into the recesses either side of the chimney breast.

#### **Bedroom Three**

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

Carpeted with smooth walls and a smooth ceiling. A rear aspect window, a radiator and a storage cupboard housing the boiler.





## REAR GARDEN

Fully enclosed by a range of stone and brick walls. A low maintenance garden, mainly laid to patio slabs providing ample room for garden furniture. Outside water tap. Timber gate giving rear lane access.

## PERMIT

1 Parking Space

On street, permit parking available.

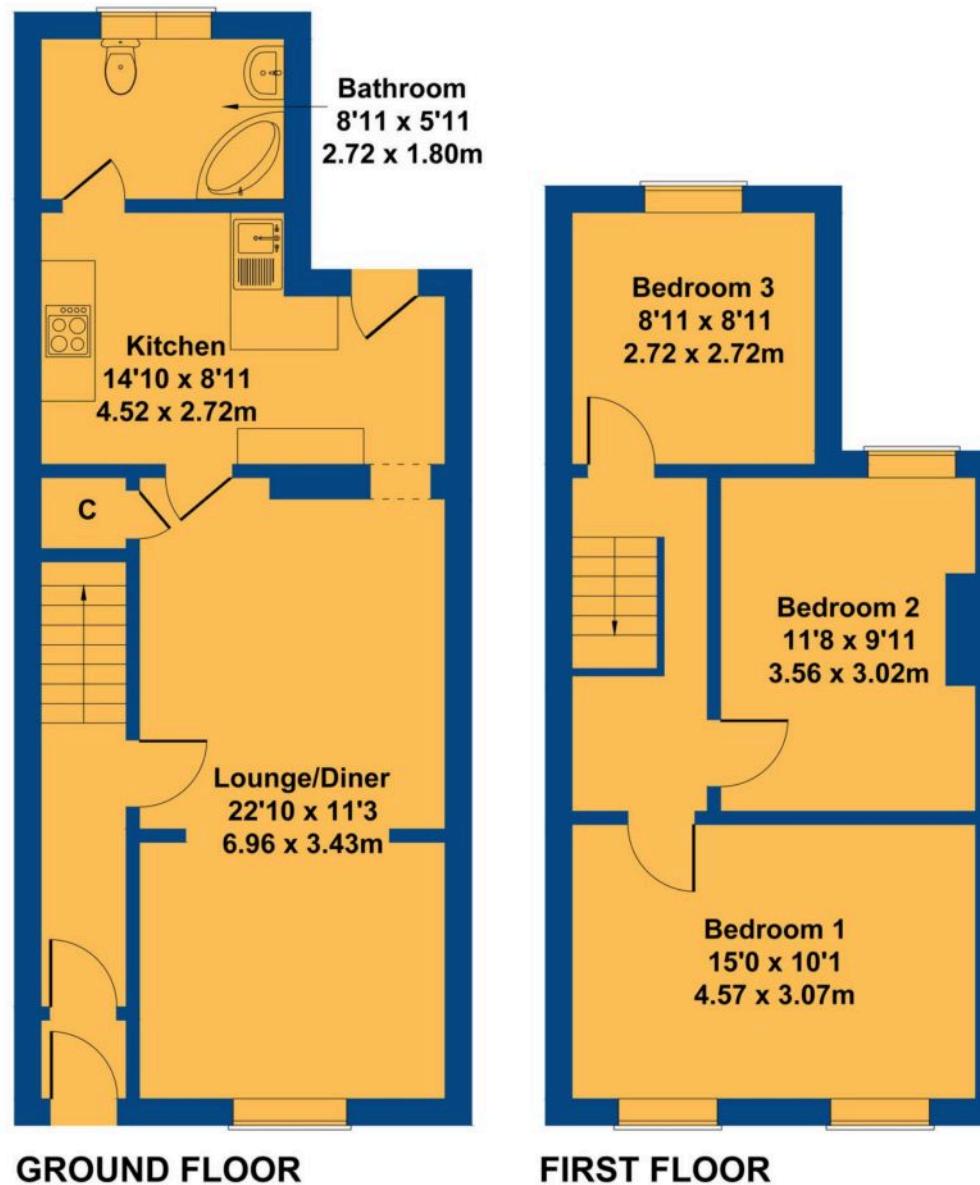






# 43 Morel Street

Approximate Gross Internal Area  
947 sq ft - 88 sq m



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

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