

## 44 Church Road

Barry, Barry

Charming three bedroom terraced house, perfect for first-time buyers or families. Modern interior with open-plan living, contemporary kitchen and bathroom. Enclosed low-maintenance garden with patio for outdoor dining. Loft room providing flexible living space. Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- OFFERED BY BARRATT/DAVID WILSON HOMES, VACANT POSSESSION AS PART OF A PART EXCHANGE SCHEME
- BUYERS WILL BE EXPECTED TO EXCHANGE CONTRACTS WITHIN 42 DAYS OF AN OFFER BEING ACCEPTED
- OPEN PLAN LOUNGE/DINER, SEPERATE MODERN KITCHEN
- GROUND FLOOR MODERN BATHROOM
- 3 BEDROOMS PLUS A LOFT ROOM
- ENCLOSED, LOW MAINTENANCE REAR GARDEN
- EPC D57



### Lounge/Diner

21' 4" x 9' 8" (6.50m x 2.95m)

Carpeted with smooth walls and a smooth coved ceiling. The lounge has a front aspect window and a radiator. The dining room has ample space for a dining table and chairs, a radiator and a rear aspect window. Storage beneath the stairs and a door leading through into the kitchen.

### Kitchen

8' 5" x 7' 8" (2.57m x 2.34m)

Tiled flooring, smooth walls and a smooth coved ceiling. Matching white eye and base level units with complimenting worktops. A stainless steel sink inset with a stainless steel mixer tap overtop. A tiled splash back. Space for a freestanding oven and space and plumbing for a washing machine. A side aspect window and a door leading into the rear lobby.

### Rear Lobby

Tiled flooring, smooth walls and a smooth ceiling. A door leading into the bathroom and a uPVC door leading to the rear garden.

### Bathroom

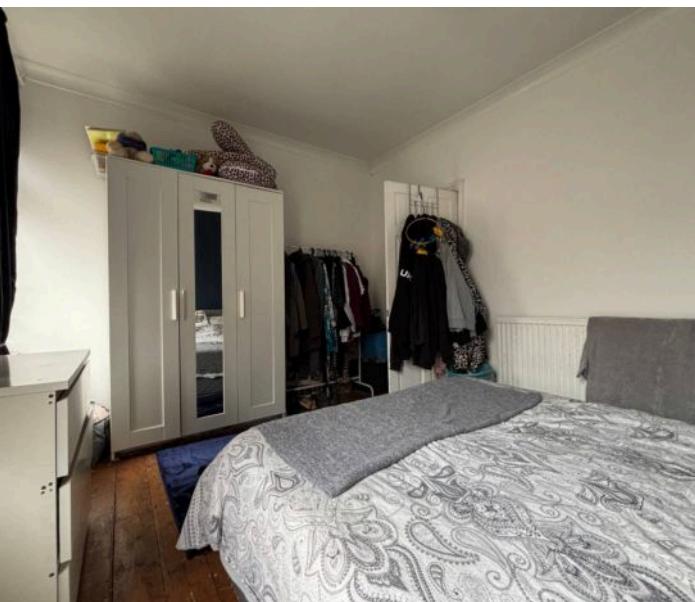
8' 6" x 5' 7" (2.60m x 1.69m)

Tiled flooring, tiled walls and a smooth ceiling. A three piece white suite comprising a p-shaped bath with a shower inset, a wall mounted vanity wash hand basin and a WC. A side aspect opaque window and a chrome towel radiator.

### Landing

A carpeted staircase leads to a carpeted landing. Doors lead off to three bedrooms. Space saving stairs ascend to the loft room.





#### **Bedroom One**

13' 7" x 10' 2" (4.14m x 3.10m)

Exposed floorboards, smooth walls and a smooth coved ceiling. Two front aspect windows and a radiator.

#### **Bedroom Two**

11' 1" x 7' 8" (3.38m x 2.34m)

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

#### **Bedroom Three**

8' 5" x 7' 8" (2.57m x 2.34m)

Wood effect flooring, smooth walls and a smooth ceiling. A side aspect window and a radiator.

#### **Loft Room**

17' 3" x 13' 7" (5.26m x 4.14m)

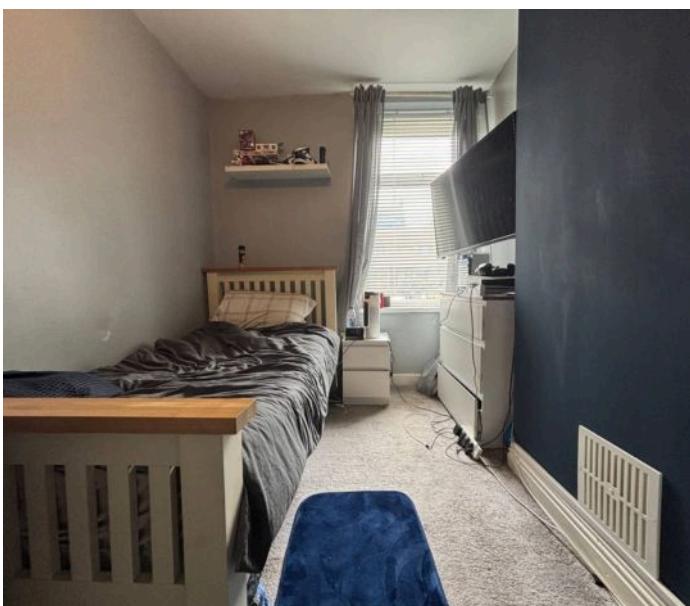
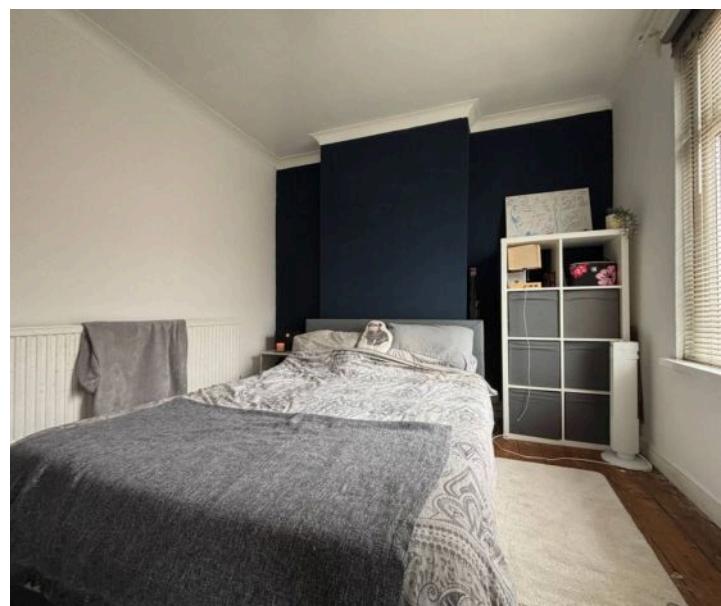
Carpeted with smooth walls and a smooth ceiling. Sky light to rear aspect.



#### REAR GARDEN

A low maintenance rear garden, fully enclosed by well maintained timber fencing and stone walls. A patio area perfect for outdoor seating.

#### ON STREET





# 44 Church Road

Approximate Gross Internal Area  
1044 sq ft - 97 sq m



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



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