





## 81 Broad Street

Barry, Barry

Period spacious 4 bed property with large kitchen and two reception rooms  
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- LARGE PERIOD BAY FRONTED PROPERTY
- TWO RECEPTIONS ROOMS - LOG BURNER
- SPACIOUS KITCHEN BREAKFAST ROOM
- FOUR BEDROOMS
- TWO BATHROOMS
- ENCLOSED ELEVATED REAR GARDEN
- EPC tbc





### Entrance Porch

Accessed via uPVC front door. Quarry tile flooring and tiled walls. High level fuse and meter box. Internal door with glazing to hall.

### Hallway

A long hall with beautiful period tile flooring and carpeted stairs to the first floor. Under stair recess and storage cupboard. Radiator. Doors to lounge, sitting room and kitchen breakfast room.

### Living Room

15' 5" x 13' 9" (4.70m x 4.20m)

Carpeted lounge with bay front window. Fireplace with multi fuel burner. Radiator. Measurements into bay. Period coving and ceiling rose.

### Sitting / Dining Room

11' 2" x 10' 6" (3.40m x 3.20m)

Carpeted reception room with large rear aspect window. Radiator. Period coving and ceiling rose.

### Kitchen Breakfast Room

24' 7" x 11' 10" (7.50m x 3.60m)

A spacious kitchen breakfast room with space for family table and chairs. A radiator is here plus a side aspect window. The kitchen is fitted with a range of high gloss white eye and base level units with work surfaces over. One and a half bowl sink unit. Inset electric hob, cooker hood and double waist level oven. Integrated dish washer plus space and plumbing for further appliances as required. Breakfast bar seating. Further side aspect window, rear window and barn style door to rear garden. Tiled effect vinyl tile floor. Concealed boiler.

### Landing

Carpeted split level landing with loft hatch. Doors to four bedrooms and two bathrooms. Radiator.

### Bedroom One

11' 6" x 15' 5" (3.50m x 4.70m)

Carpeted double bedroom with front aspect bay window. Radiator.





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#### **Bedroom Two**

9' 10" x 11' 2" (3.00m x 3.40m)

Double bedroom with laminate floor. Rear aspect window and radiator. Fitted cupboard.

#### **Bedroom Three**

11' 6" x 7' 7" (3.50m x 2.30m)

Carpeted double bedroom with rear aspect window and radiator. Fitted cupboards. Loft hatch.

#### **Bedroom Four**

8' 2" x 5' 11" (2.50m x 1.80m)

Carpeted single bedroom with front aspect window and radiator.

#### **Bathroom One**

8' 6" x 5' 7" (2.60m x 1.70m)

Bath with electric shower over, pedestal wash basin and WC. Ladder heated towel rail. Vinyl floor and side aspect opaque window.

#### **Bathroom Two**

8' 6" x 7' 10" (2.60m x 2.40m)

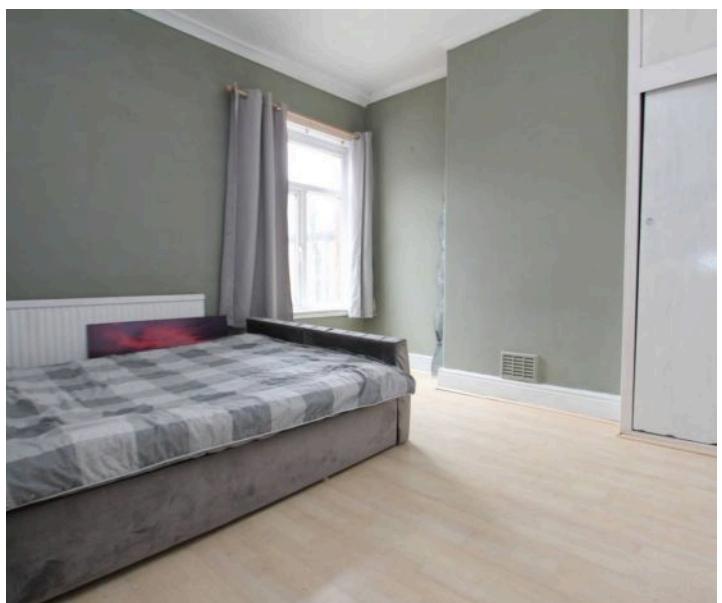
4 piece bathroom suite comprising jacuzzi bath, shower cubicle with thermostatic inset shower, wash basin with vanity unit and low level WC. Inset ceiling lights. Vinyl floor. Radiator. Side aspect opaque window.

#### **Garden**

Enclosed, low maintenance garden which is accessed via steps. Paving and a large decked area. Tap.

#### **Front Garden**

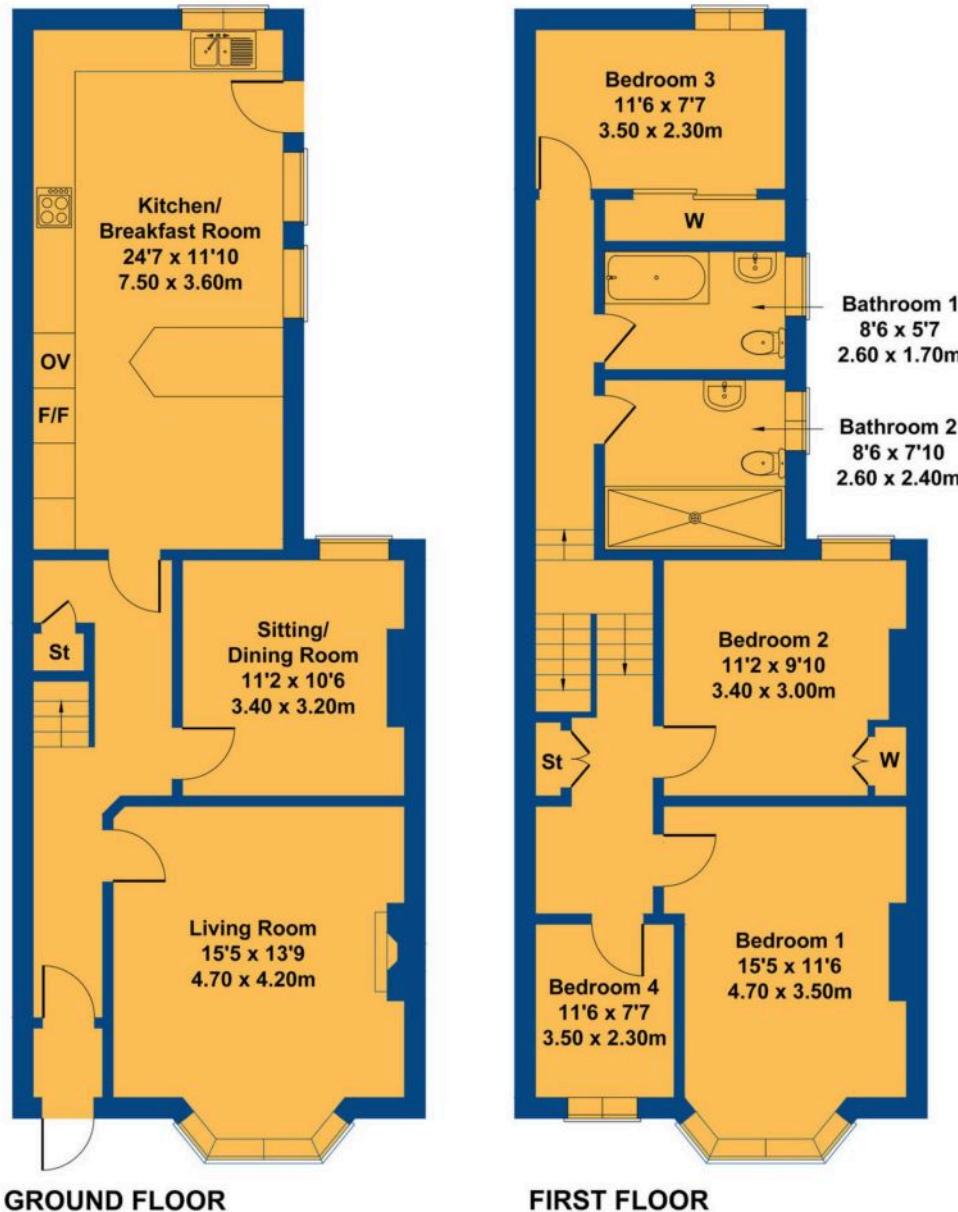
Enclosed front forecourt.





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Approximate Gross Internal Area  
1507 sq ft - 140 sq m



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

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