







## 21 Charlotte Place

Barry, Barry

Charming mid-terrace home with open plan lounge/diner, separate kitchen, three bedrooms and an enclosed rear garden. Ideal for first-time buyers or investors!

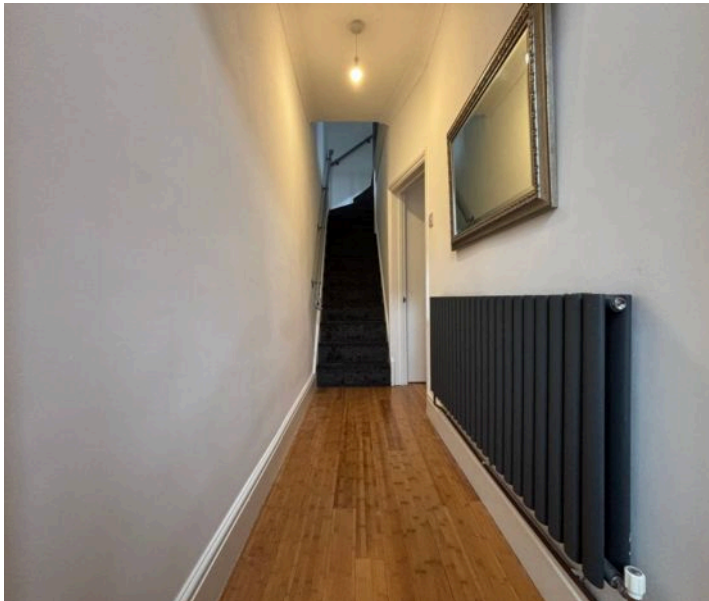
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- NO ONWARD CHAIN
- PERFECT FIRST TIME BUY
- THREE BEDROOM TERRACED PROPERTY
- OPEN PLAN LOUNGE/DINER PLUS SEPARATE KITCHEN AND UTILITY ROOM
- FIRST FLOOR SHOWER ROOM
- FULLY ENCLOSED REAR GARDEN
- EPC D58







### Hallway

Entrance into the property via a composite front door with opaque glazing into a small entrance porch. Matwell, half height wall tiling with the remainder being wallpapered and a wallpapered ceiling. Open to the hallway. The hallway has wood effect flooring, smooth walls and a textured coved ceiling. A radiator, a carpeted staircase leading to the first floor and a door leading through into the open plan lounge/diner.

### Lounge/Diner

24' 5" x 10' 2" (7.44m x 3.11m)

Wood effect flooring, smooth walls and a smooth coved ceiling. The lounge has a large front aspect bay window, a modern vertical radiator and storage built into the recesses either side of the chimney breast. The dining area has ample space for a large dining table and chairs, a rear aspect window, a feature log burning fireplace and built in shelving. Measurements have been taken into the bay. Open to the kitchen.

### Kitchen

11' 6" x 10' 3" (3.51m x 3.12m)

A continuation of the wood effect flooring, smooth walls and a smooth ceiling. Modern grey high gloss base level units with complementing white high gloss eye-level units. Quartz effect worktops with a stainless steel one and a half bowl sink inset. Integrated appliances include an eye-level electric double oven, a four ring stainless steel gas hob and a stainless steel extractor hood. A stainless steel splash back sits behind the hob with a subway tiled splash back to the remainder of the kitchen. A uPVC door leading into the garden, a side aspect window and a radiator. Open to understairs storage and the utility room.







### Utility Room

10' 4" x 5' 3" (3.16m x 1.61m)

Vinyl flooring, smooth walls and a smooth ceiling.

Black speckled worktops, ample space for a washing machine, tumble dryer, dishwasher as needed. A rear aspect window and a radiator.

### Landing

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

### Bedroom One

11' 5" x 9' 0" (3.47m x 2.74m)

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

### Bedroom Two

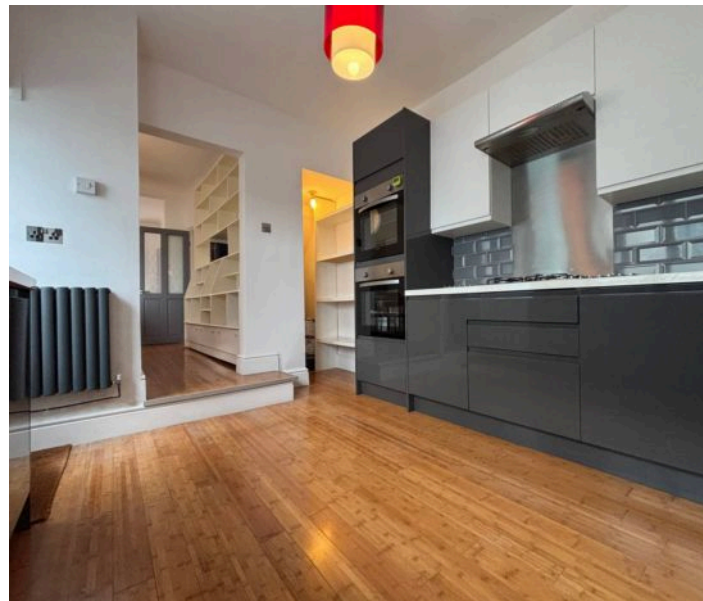
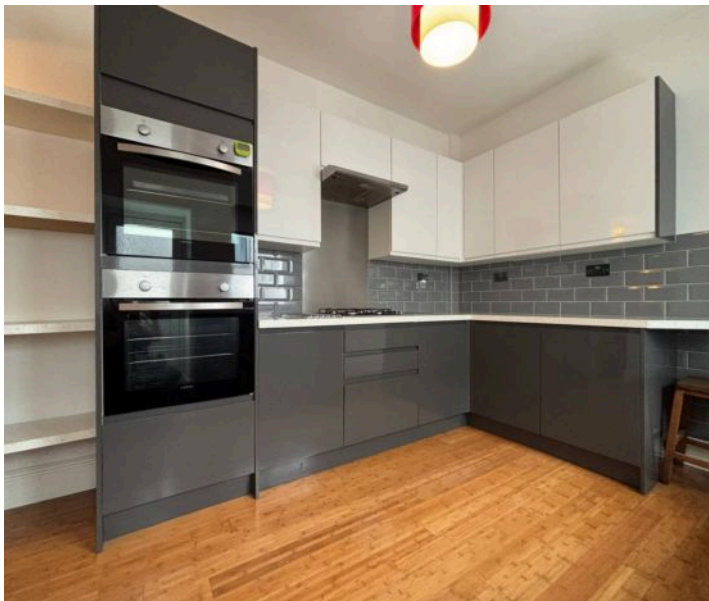
11' 6" x 7' 1" (3.51m x 2.16m)

Carpeted with smooth walls and a smooth ceiling. A front aspect window, a radiator and a built-in wardrobe with mirrored sliding doors. Measurements exclude the depth of the wardrobe.

### Bedroom Three

10' 3" x 6' 9" (3.13m x 2.06m)

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



### Shower Room

8' 4" x 8' 2" (2.54m x 2.50m)

Vinyl flooring, smooth walls and a smooth ceiling. A three piece white suite comprising a WC with a push button flush, a white pedestal wash basin with a stainless steel mixer tap overtop and a walk-in shower with a glass shower screen, an electric shower inset and a full height subway tiled feature wall inset. Further subway tiling behind the sink and WC. A rear aspect window and a modern vertical radiator.

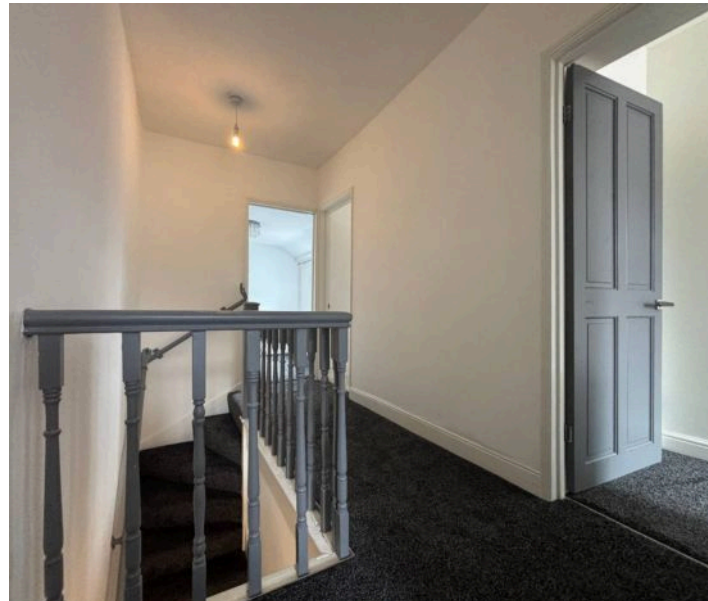
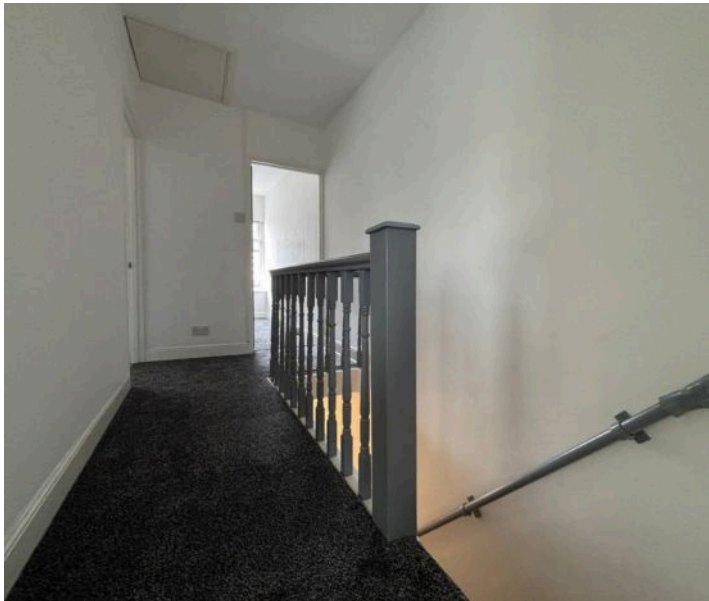




#### **GARDEN**

A fully enclosed, low maintenance rear garden.

#### **ON STREET**







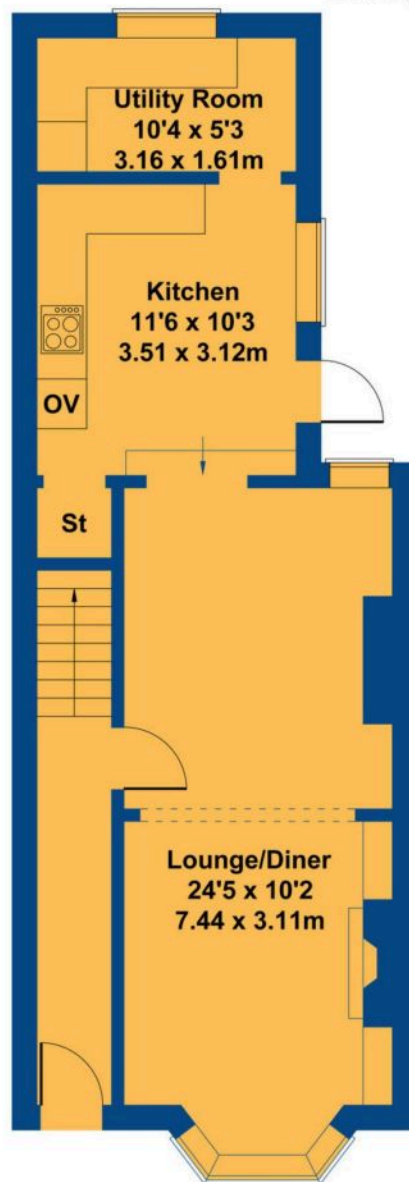




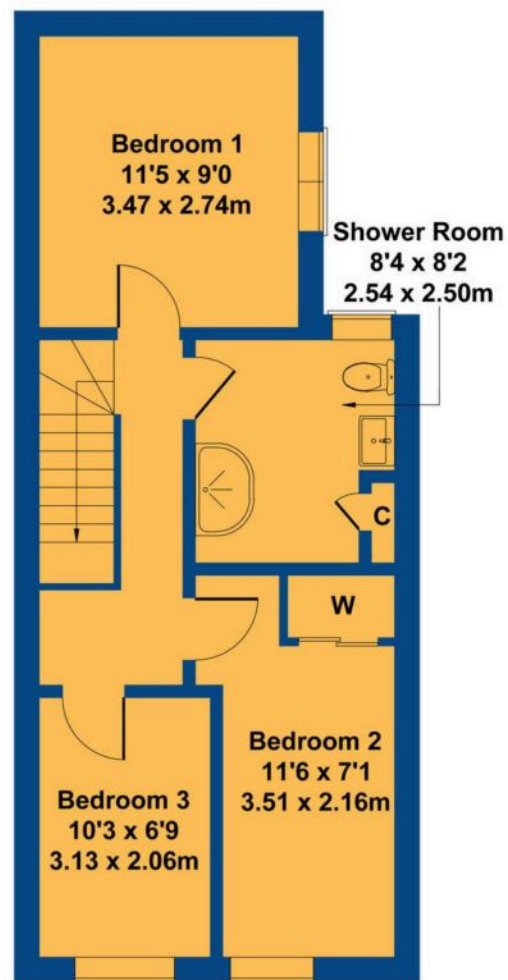


# 21 Charlotte Place

Approximate Gross Internal Area  
1001 sq ft - 93 sq m



**GROUND FLOOR**



**FIRST FLOOR**

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/)

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