







## 19 Borough Avenue

Barry, Barry

GREAT OPPORTUNITY to acquire this good size property with the added benefit of NO ONWARD CHAIN. Requiring some updating, accommodation comprises entrance hall, lounge, kitchen, WC and ground floor shower room. The first floor has three double bedrooms. The property would be great for an extension to the side or rear (stpp) as the surrounding space is ideal. There is a good size rear garden, shed plus large driveway and a garage. There is double glazing and gas central heating. This property is within catchment for the following schools: Colcot Primary, Bro Morgannwg, St Helens and All saints plus the comprehensive schools of Pencoedtre High, St Richard Gwyn and Bro Morgannwg.

Conveniently situated towards the North of Barry, offering quick access to the link roads and M4 corridor plus within a short drive to the beaches and country parks of Barry

Council Tax band: C

Tenure: Freehold

- NO ONWARD CHAIN
- IDEAL STARTER HOME WITH LARGE REAR GARDEN
- IN NEED OF MODERNISING
- THREE DOUBLE BEDROOMS
- GROUND FLOOR SHOWER ROOM
- LARGE DRIVE PLUS GARAGE
- EPC D62







### **Entrance Porch**

4' 6" x 3' 5" (1.37m x 1.04m)

Accessed via uPVC door. Windows all round and wooden opaque glazed door to hall.

### **Hallway**

Carpeted with stairs leading to the first floor. Meter box cupboard and fuse box. Original period door to lounge.

### **Lounge**

13' 11" x 13' 0" (4.24m x 3.97m)

Spacious lounge with wood floor and with front aspect window. Fire place. Fitted cupboards. Door to kitchen.

### **Kitchen**

11' 1" x 9' 1" (3.39m x 2.78m)

A range of fitted eye level and base units with work surfaces over and inset sink unit. space and plumbing for appliances as required. Wall mounted Worcester boiler. Radiator. Opaque door to rear lobby plus internal door to shower room.

### **Shower Room**

9' 1" x 4' 10" (2.76m x 1.48m)

Shower cubicle with thermostatic inset shower and pedestal wash basin. Tiled walls and floor. opaque window to rear and radiator.

### **Rear Lobby**

Door to WC and uPVC door to side and rear garden.

### **WC**

4' 9" x 2' 11" (1.46m x 0.89m)

WC and small wall hung wash basin. Tiled floor. Opaque window to side.

### **Landing**

With side aspect window and doors to three double bedrooms. Loft hatch.

### **Bedroom One**

13' 1" x 10' 6" (4.00m x 3.21m)

Double bedroom with exposed wood floor and front aspect window. Fitted cupboards plus period fire







### **Bedroom One**

13' 1" x 10' 6" (4.00m x 3.21m)

Double bedroom with exposed wood floor and front aspect window. Fitted cupboards plus period fire place.

### **Bedroom Two**

12' 1" x 7' 11" (3.69m x 2.42m)

Carpeted double bedroom with rear aspect window. Radiator.

### **Bedroom Three**

9' 7" x 8' 2" (2.91m x 2.48m)

Carpeted double bedroom with rear aspect window.

### **Garden**

Large rear garden mainly comprising of lawn and patio. Side access. Tap.



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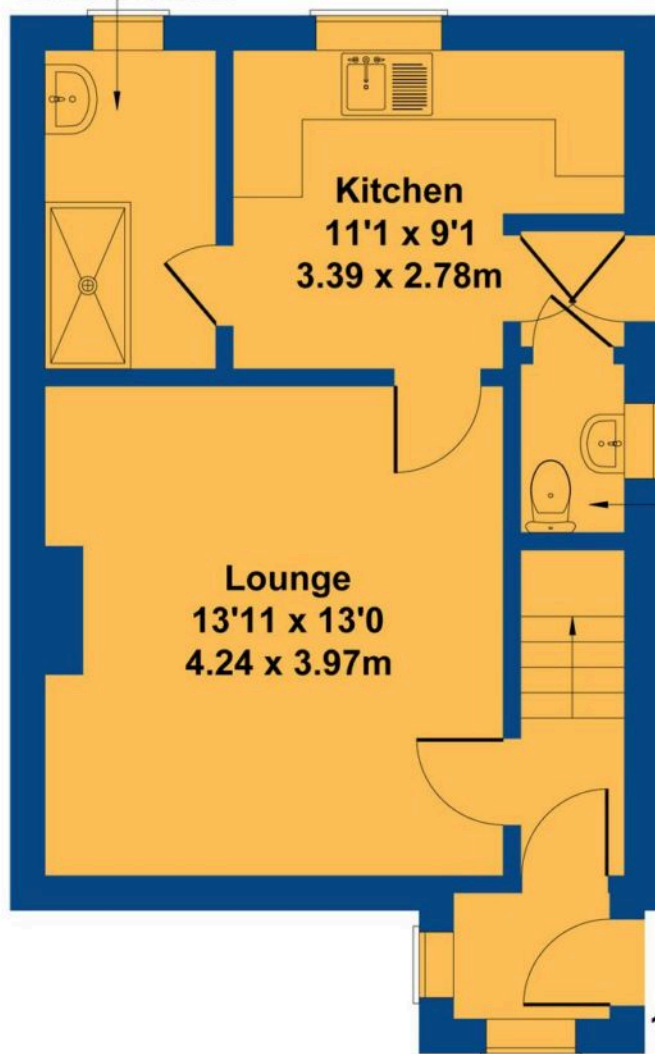
Approximate Gross Internal Area

786 sq ft - 73 sq m

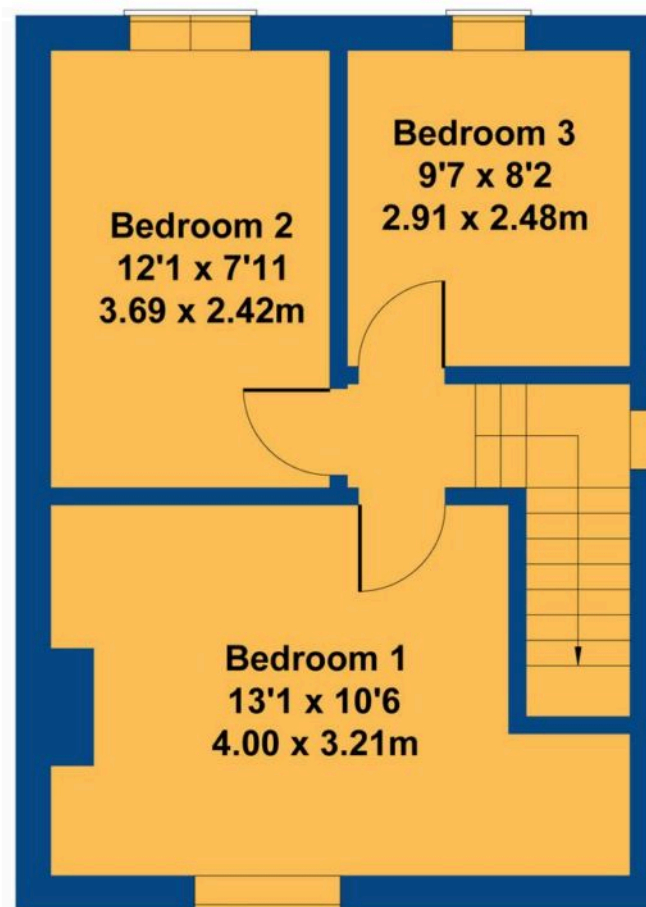
Shower Room

9'1 x 4'10

2.76 x 1.48m



**GROUND FLOOR**



**WC**

4'9 x 2'11

1.46 x 0.89m

**FIRST FLOOR**

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

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