





13 Margaret Avenue

Barry, Barry

Immaculate fully renovated three bedroom terraced home. Brand new sash windows, CCTV security, open plan living, sleek kitchen, patio for al-fresco dining, low maintenance garden, spacious garage and secure lane access. A perfect blend of comfort and style!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- FULLY RENOVATED THROUGHOUT TO A HIGH STANDARD
- BRAND NEW SASH WINDOWS THROUGHOUT
- CCTV
- OPENPLAN LOUNGE/DINER PERFECT FOR ENTERTAINING, OPEN TO THE KITCHEN
- MODERN FITTED KITCHEN AND SEPARATE UTILITY ROOM
- MODERN DOWNSTAIRS CLOAKROOM/WC PLUS UPSTAIRS FAMILY BATHROOM
- THREE BEDROOMS
- LARGE FLAT GARDEN
- DOUBLE DRIVEWAY PLUS LARGE GARAGE TO THE REAR, ACCESSIBLE VIA THE REAR LANE
- EPC C72





Entrance Hallway

Entrance into the property via a new composite front door with opaque glazing into the hallway. Initially the hallway has an area of vinyl wood effect flooring, followed by carpet. The walls are mostly smooth with a wallpapered feature wall and a smooth ceiling. A carpeted staircase leads to the first floor, a door gives access to understairs storage and a further door leads into the open plan lounge/diner. There is also a modern grey radiator and a cupboard housing the consumer unit.

Lounge/Diner

26' 2" x 13' 5" (7.98m x 4.09m)

Carpeted, smooth walls (with wallpaper to the chimney breasts) and a smooth ceiling. A front aspect window, double opening French doors leading out onto the patio. Ample space for a dining table and chairs. Two modern grey radiators. Open to the kitchen.

Kitchen

9' 1" x 8' 1" (2.76m x 2.46m)

Wood effect flooring, smooth walls and a smooth ceiling with spotlights. A modern kitchen with grey high gloss eye and base level units. A complementing wood effect countertop with a black composite sink inset. A subway tiled splashback. A large range style cooker to remain, with an extractor hood overtop. A side aspect window and a door leading into the utility room.

Utility Room

13' 2" x 5' 7" (4.01m x 1.71m)

Vinyl flooring, smooth walls and a smooth ceiling with spotlights. Matching eye and base level units to the kitchen and a complementing wood effect worktop. Space and plumbing for a washing machine and tumble dryer. A modern vertical radiator and doors leading to a storage cupboard and WC.





A side aspect window and a composite door with opaque glazing leads into the garden.

Cloakroom/WC

4' 6" x 2' 6" (1.37m x 0.77m)

Vinyl flooring, smooth walls and a smooth ceiling with spotlights. Half height wall tiling. A two piece white suite comprising a WC with a push button flush and a wall-mounted wash basin with a stainless steel mixer tap overtop.

Landing

A carpeted staircase leads to a carpeted landing with smooth walls and a smooth ceiling. A handcrafted wooden/cast iron balustrade. A side aspect window and loft access (with a pull down ladder). Doors leading off to three bedrooms and a family bathroom.

Family Bathroom

7' 11" x 4' 11" (2.42m x 1.50m)

Fully tiled walls/floor and a smooth ceiling with spotlights. A three piece white suite comprising a WC with a push button flush, a wash hand basin mounted onto a wooden vanity and a walk-in shower cubicle with a glass shower screen and a black rainfall thermostatic shower inset. A rear aspect opaque window and a chrome towel radiator.



Bedroom One

13' 11" x 9' 8" (4.24m x 2.94m)

Carpeted with mainly smooth walls, a feature wallpapered wall and a smooth ceiling. A front aspect window, a modern grey radiator and ample fitted wardrobes.

Bedroom Two

11' 10" x 11' 3" (3.61m x 3.43m)

Carpeted with smooth walls and a smooth ceiling. A rear aspect window, a modern radiator and a built-in storage cupboard.



Bedroom Three

8' 3" x 7' 9" (2.51m x 2.37m)

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





REAR GARDEN

Step out of the double opening French doors from the open plan lounge/diner onto a well-appointed patio area, perfect for al-fresco dining. The remainder of the garden is largely laid to decorative slate chippings for easy maintenance. There is also a smaller patio area to the side of the property, with stepping stones leading towards the garage. There is a large gate providing lane access, perfect if you wish to park a vehicle in the garage. There are also outdoor sockets and a water tap. The garden is fully enclosed by well maintained timber fencing.

DRIVEWAY

2 Parking Spaces

GARAGE

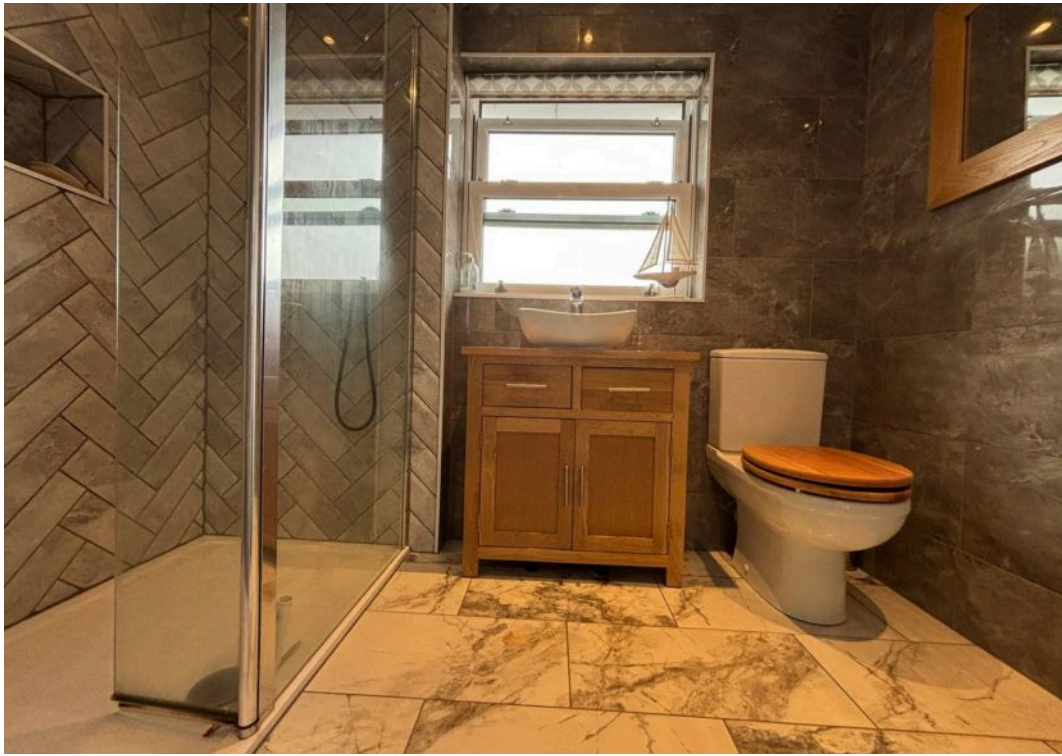
Single Garage

Ample parking space for one vehicle (access via the rear lane). Power and lighting. Six double sockets. Two sash windows matching the house and a Velux window to the roof.





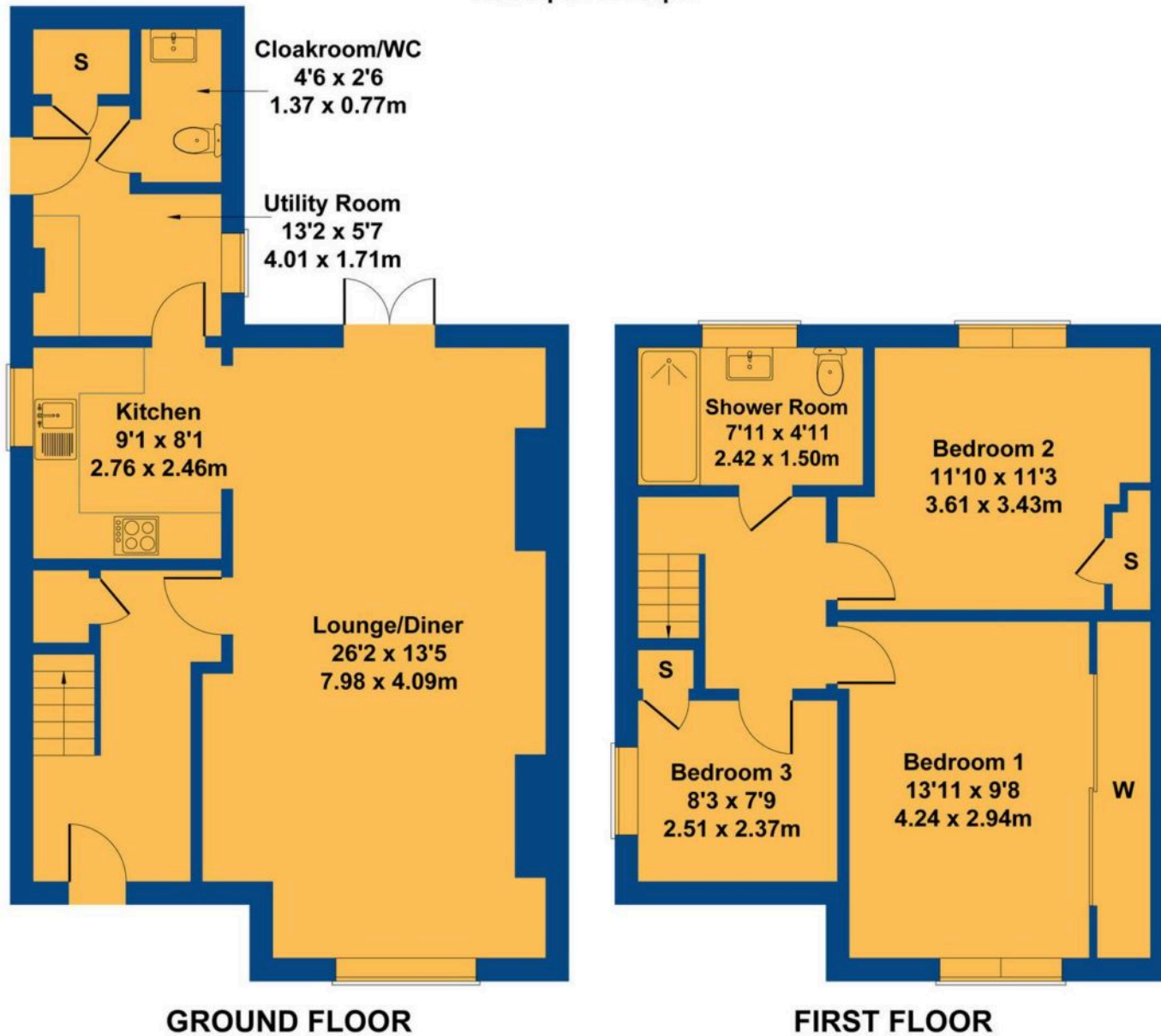






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Approximate Gross Internal Area
1195 sq ft - 111 sq m



Not to Scale. Produced by The Plan Portal 2025
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