







# 1 Goldsland Place

Barry, Barry

Rare-to-the-market two bedroom semi-detached bungalow located in the West End of Barry. Spacious design comprising a lounge, sunroom, kitchen, shower room, loft room and two double bedrooms. Large flat rear garden, driveway, garage. Quiet cul-de-sac. No chain. Perfect for quick move!

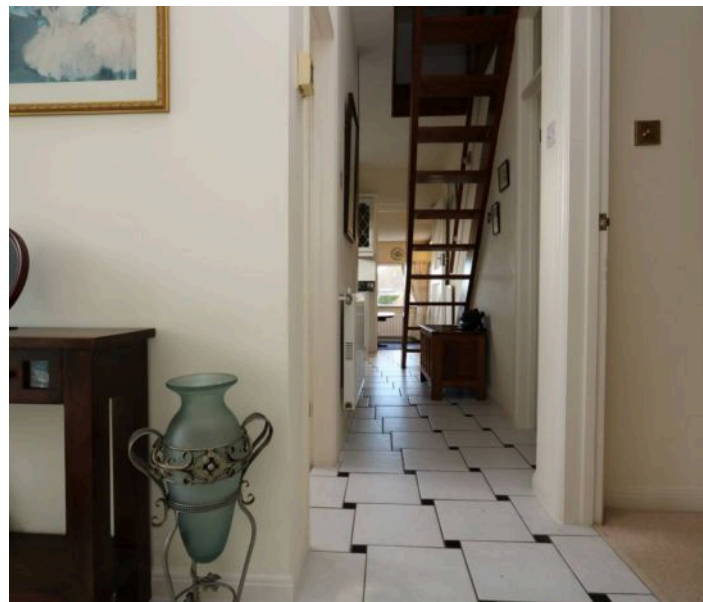
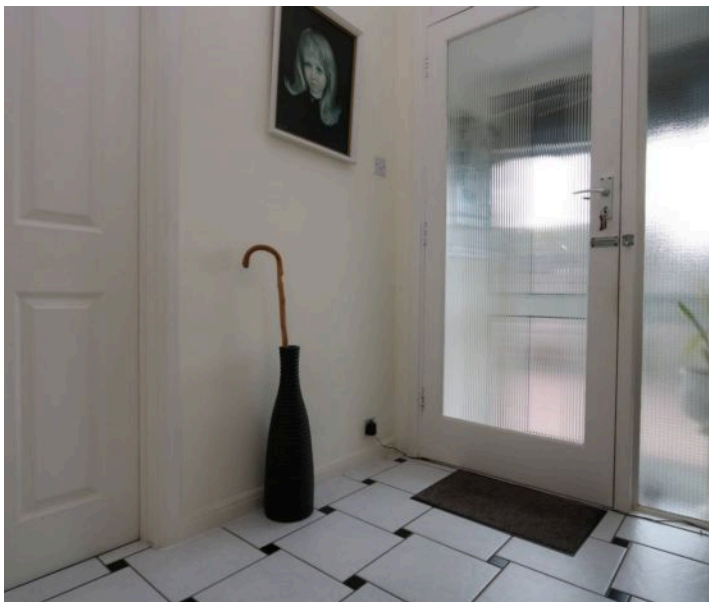
Council Tax band: D

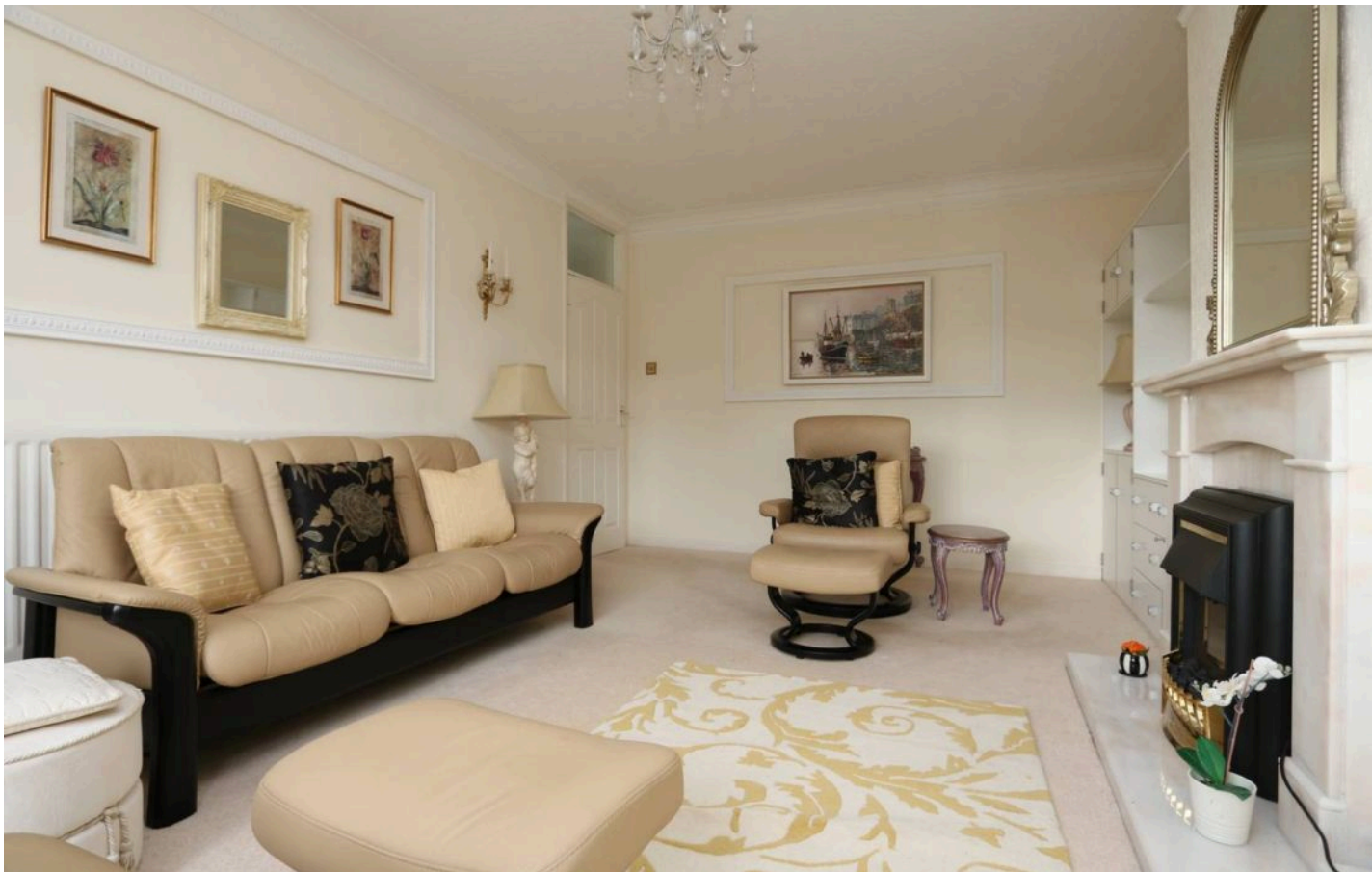
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- RARE TO THE MARKET
- WEST END LOCATION, QUIET CUL-DE-SAC
- NO ONWARD CHAIN
- TWO BEDROOM SEMI-DETACHED BUNGALOW
- LARGE DRIVEWAY PLUS A GARAGE
- LARGE LOUNGE, SUN ROOM AND SEPARATE KITCHEN
- MODERN GROUND FLOOR SHOWER ROOM
- LOFT ROOM
- LARGE FLAT BEAUTIFULLY MAINTAINED REAR GARDEN
- EPC D62





### **Porch**

4' 1" x 2' 0" (1.25m x 0.62m)

Entrance into the property via double opening uPVC doors into a small entrance porch. The porch has tiled flooring, textured walls and a smooth ceiling. A further wooden glazed door leads through into the hallway.

### **Hallway**

The hallway is tiled with smooth walls and a textured ceiling. Doors lead off to two bedrooms, a lounge and a shower room. Open to the kitchen. Radiator.

### **Lounge**

20' 10" x 12' 0" (6.35m x 3.65m)

The lounge is carpeted with smooth walls and a textured coved ceiling. There is a large front aspect bay window, a feature electric fireplace with a marble surround and a radiator. Measurements have been taken into the bay and into the recesses either side of the chimney breast.

### **Kitchen**

9' 9" x 8' 11" (2.98m x 2.71m)

The kitchen has tiled flooring, smooth walls and a textured ceiling. Comprising a good range of matching wood effect eye and base level units with complementing black work tops. There is a composite one and a half bowled sink inset with a stainless steel mixer tap over top. Integrated appliances include a double oven, a four ring gas hob, an extractor hood and a fridge. A cupboard conceals the wall mounted combi boiler. There is also a side aspect window, a wooden staircase giving access to the loft room, a radiator and a door leading through into the sun room.





### Sun Room

13' 11" x 9' 11" (4.25m x 3.01m)

Carpeted with wood panelled walls and a polystyrene tiled ceiling. There is a radiator, a rear aspect window, a side aspect window and a UPVC door with opaque glazing giving access to the rear garden.

### Bedroom One

15' 0" x 11' 6" (4.57m x 3.50m)

Carpeted with smooth walls and a textured coved ceiling. There is a rear aspect window, a radiator and ample built-in storage.

### Bedroom Two

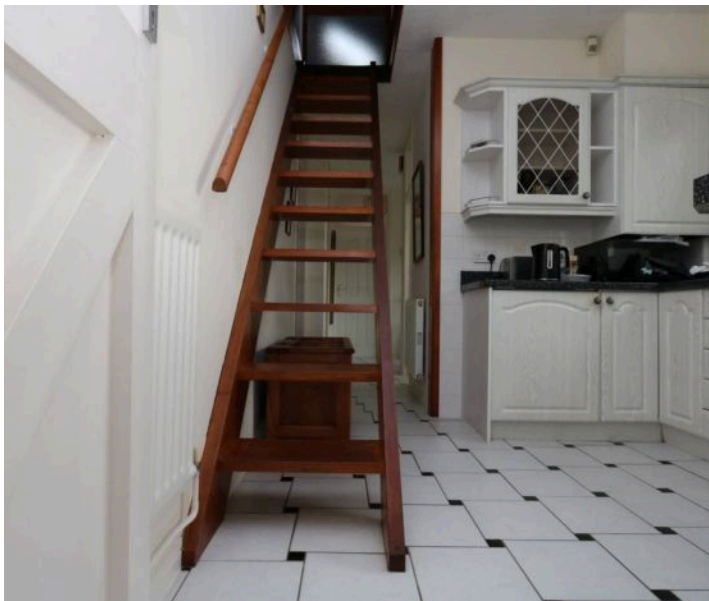
10' 4" x 8' 6" (3.14m x 2.58m)

Carpeted with wallpapered walls and a polystyrene tiled ceiling. There is a front aspect window, a radiator and a built-in three door wardrobe.

### Shower Room

6' 7" x 5' 0" (2.00m x 1.53m)

Tiled flooring, full height wall tiling and a polystyrene tiled ceiling. A three piece white suite comprising a combined WC and wash basin unit with a stainless steel mixer tap over top and a walk in corner shower with a sliding glass shower screen and a thermostatic stainless steel shower inset. There is also an opaque side aspect window and a radiator.



### Loft Room

20' 8" x 14' 7" (6.30m x 4.44m)

Carpeted with wallpapered walls and a smooth ceiling. There is a radiator, storage to the eaves and two Velux windows. Doors give access to a walk in wardrobe and a WC. There is also a vanity sink area too.





### WC (Loft Room)

5' 7" x 3' 10" (1.69m x 1.16m)

Carpeted with wallpapered walls and a smooth ceiling. A close coupled WC, a wall mounted wash basin with stainless steel pillar taps above, a tiled splashback and an extractor fan.







## FRONT GARDEN

A long block paved driveway alongside the property with ample space for up to four cars (nose to tail). Access to the garage via an electric remote-controlled up and over door. There is also an area in front of the property which is laid largely to decorative stones and decorative slate chippings, bordered by well established shrubbery. The garden is enclosed by low brick walls.

## REAR GARDEN

The rear garden is fully enclosed by a mixture of stone walls and well established hedging. There are areas of artificial lawn, slate chippings and decorative stones. A pathway leads to the bottom of the garden. The garden is dotted with well established flower beds. There is an area of well maintained lawn. Central to the lawn is a feature patio area in a circular design. There is also an additional patio area which is currently used for alfresco dining.

## DRIVEWAY

4 Parking Spaces

A long block paved driveway providing parking for up to four vehicles, nose to tail.

## GARAGE

Single Garage

A large garage with ample space to park a vehicle. Accessed from the driveway via an electric remote-controlled up and over door. The garage has power and lighting, an opaque front aspect window, an opaque rear aspect window and a uPVC door with opaque glazing giving access to the rear garden.















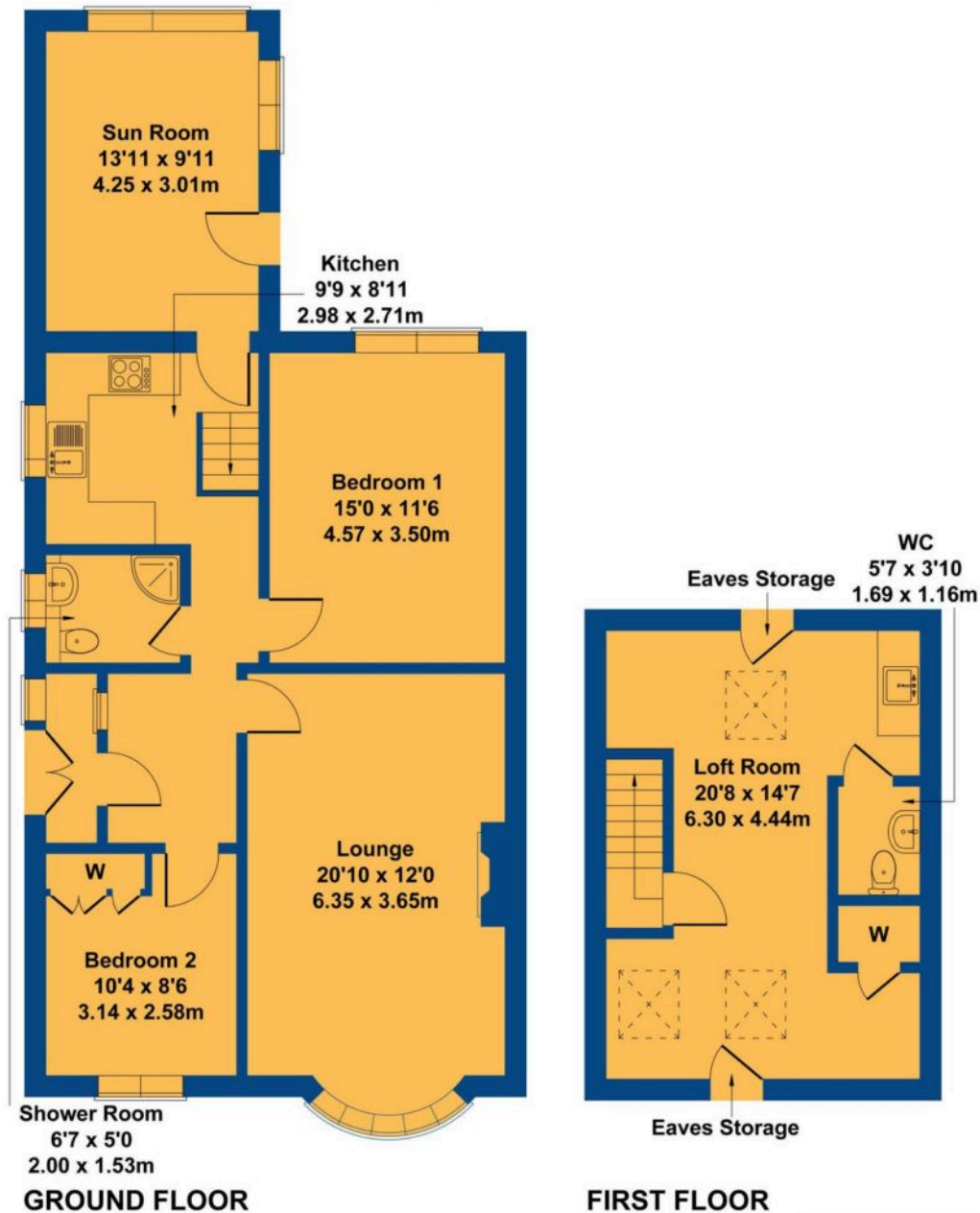






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Approximate Gross Internal Area  
1173 sq ft - 109 sq m



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





## Chris Davies Estate Agents

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