





## 42b Cornwall Road

Barry, Barry

Well presented two bedroom end-of-terrace with a spacious lounge, modern kitchen, rear terrace, enclosed garden, allocated parking, gas central heating, double glazing and an EPC of C69! Perfect first time buy or investment!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- END OF LINK
- WELL PRESENTED THROUGHOUT
- SPACIOUS LOUNGE WITH SLIDING DOORS GIVING ACCESS TO A REAR TERRACE
- MODERN FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- THREE PIECE FIRST FLOOR FAMILY BATHROOM
- ENCLOSED GARDEN
- ALLOCATED PARKING TO REAR PLUS AMPLE ON STREET PARKING AVAILABLE
- EPC C69



### **Porch**

Entrance into the property via a uPVC front door with opaque glazing into a small entrance porch. The porch is tiled with smooth walls and textured ceiling. A further wooden glazed door leads through into the hallway.

### **Hallway**

The hallway has wood effect flooring, smooth walls and a textured ceiling. There is a front aspect window, a radiator, a carpeted staircase leading up to the first floor (with storage beneath) and doors giving access to the kitchen and the lounge.

### **Kitchen**

Vinyl tile effect flooring, smooth walls and a textured coved ceiling. The kitchen comprises a good range of matching eye and base level units with complementing wood effect worktops. There is a stainless steel one and a half bowled sink inset with a stainless steel mixer tap over top. Space for a freestanding fridge/freezer, an oven and a washing machine as required. A tiled splashback, a front aspect window and a radiator.

### **Lounge**

16' 3" x 11' 11" (4.96m x 3.63m)

A continuation of the wood effect flooring from the hallway, smooth walls and a textured ceiling. Sliding glazed doors leading out onto the terrace and a radiator.

### **Landing**

A carpeted staircase gives access to a carpeted landing. The landing has smooth walls and a textured ceiling. Doors lead off to two bedrooms and a family bathroom. Loft access.





#### **Bedroom One**

11' 11" x 9' 1" (3.64m x 2.78m)

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

#### **Bedroom Two**

7' 10" x 6' 5" (2.40m x 1.95m)

Carpeted with smooth walls and a textured coved ceiling. Fitted wardrobes along the length of one wall, a front aspect window and a radiator. Doors give access to a cupboard over the stairs housing the combi boiler and a built-in storage cupboard. Measurements exclude the depth of the fitted wardrobe.

#### **Bathroom**

6' 1" x 5' 9" (1.85m x 1.76m)

Vinyl tile effect flooring, half-height wall tiling with the remainder of the walls being smooth and a textured ceiling. A three piece white suite comprising a close-coupled WC, a pedestal washbasin with stainless steel pillar taps overtop and a bath with stainless steel pillar taps, an electric shower, a glass shower screen and full height tiling within. Extractor fan.





#### **BALCONY**

Wooden decking, a wrought iron balustrade and steps descending to rear garden. Ample space for outdoor seating.

#### **GARDEN**

The garden wraps around the side of the property (from the front to the rear) and is laid to decorative stone chippings. There is a handy storage shed, steps ascending to the terrace/balcony with storage space below. Fully enclosed by well maintained timber fencing.

#### **ALLOCATED PARKING**

1 Parking Space

An allocated parking space to the rear.

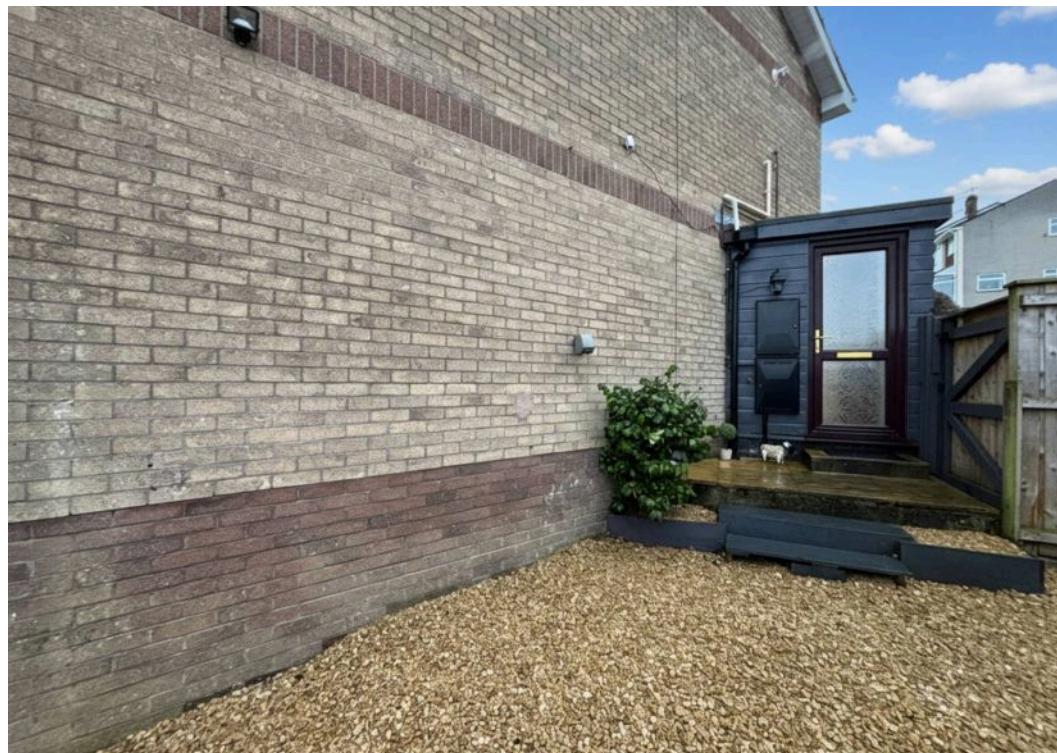
#### **ON STREET**

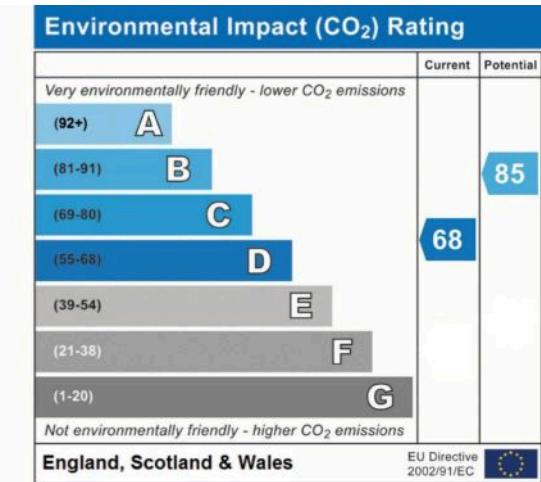
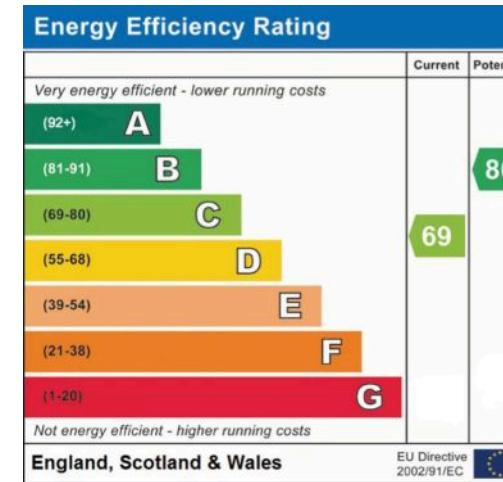
1 Parking Space

Ample on-street parking available to the front and side of the property.













## Chris Davies Estate Agents

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