





75 Dobbins Road

Barry, Barry

Refurbished three bedroom mid-terrace with a modern fitted kitchen, a spacious open plan lounge/diner, a modern first floor bathroom, enclosed gardens front and rear, gas central heating and double glazing. Offered with no onward chain!

Council Tax band: C

Tenure: Freehold

- THREE BEDROOM MID-TERRACE
- OFFERED WITH NO ONWARD CHAIN
- RECENTLY REFURBISHED THROUGHOUT
- IDEAL FIRST TIME BUY OR INVESTMENT
- OPEN PLAN LOUNGE/DINER PERFECT FOR ENTERTAINING
- MODERN FITTED KITCHEN
- MODERN FIRST FLOOR FAMILY BATHROOM
- GENEROUS LOW MAINTENANCE REAR GARDEN
- EPC TBC



Hallway

Entrance into the property via a uPVC front door with opaque glazing into an entrance hallway. The hallway has wood effect flooring, smooth walls and a smooth coved ceiling. Open to the lounge/diner. A carpeted staircase leads up to the first floor.

Lounge

14' 3" x 11' 11" (4.35m x 3.62m)

The lounge has wood effect flooring, smooth walls and a smooth coved ceiling. There is a large front aspect bay window, a radiator and a feature fireplace with a wooden mantel. There is also feature acoustic wall panelling to the alcoves. Open to the dining area. Measurements have been taken into the bay and into the recesses either side of the chimney breast.

Dining Room

11' 9" x 10' 3" (3.58m x 3.12m)

The dining room has wood effect flooring, smooth walls and a smooth coved ceiling. There are double opening French doors giving access to the rear garden and built-in storage cupboards to the alcoves either side of the chimney breast. A door leads into the kitchen. Open to the lounge. A door provides access to storage beneath the stairs. Measurements have been taken up to the staircase only.

Kitchen

8' 10" x 7' 3" (2.69m x 2.22m)

The kitchen has wood effect flooring, smooth walls and a smooth coved ceiling. The modern kitchen comprises a good range of matching eye and base level units with complementing black worktops. There is a marble tile splash back and a stainless steel sink inset with a stainless steel mixer tap over top. Integrated appliances include a single oven and a four-ring gas hob. There is a side aspect window and a door giving access bedroom three/ additional reception.

Bedroom Three/Additional Reception Room

12' 2" x 10' 8" (3.71m x 3.24m)

Bedroom three has wood effect flooring, smooth walls and a smooth ceiling. There is a radiator, a door giving





Bedroom Three/Additional Reception Room

12' 2" x 10' 8" (3.71m x 3.24m)

Bedroom three has wood effect flooring, smooth walls and a smooth ceiling. There is a radiator, a door giving access to a WC, a rear aspect window and a uPVC door with opaque glazing giving access to the garden.

WC

5' 1" x 2' 11" (1.54m x 0.89m)

The WC has wood effect flooring, smooth walls and a smooth ceiling. There is a two-piece white suite comprising a WC with a push button flush and a vanity wash basin with a stainless steel mixer tap over top and a tiled splash back behind. There is also a side aspect window.

Landing

A carpeted staircase gives access to a carpeted landing. The landing has smooth walls and a smooth ceiling. Doors lead off to two bedrooms and a bathroom. There is also loft access.

Bedroom One

13' 1" x 8' 5" (4.00m x 2.56m)

Bedroom one is carpeted with smooth walls and a smooth ceiling. There is a radiator and a front aspect window.

Bedroom Two

10' 1" x 6' 7" (3.08m x 2.01m)

Bedroom two is carpeted with smooth walls and a smooth ceiling. There is a radiator and a front aspect window.





Bathroom

9' 1" x 7' 1" (2.76m x 2.17m)

The bathroom has wood effect flooring, waterproof wall panelling and a smooth ceiling. There is a three-piece white suite comprising a WC with a push button flush, a pedestal wash basin with a stainless steel mixer tap over top and a walk-in full size shower cubicle with a stainless steel thermostatic shower inset and a glass shower screen. There is also a rear aspect window, a chrome towel rail and a cupboard housing the combi boiler.





FRONT GARDEN

A small fore-courted front garden, largely laid to decorative stone chippings. Fully enclosed by low brick walls and a pedestrian access gate. A paved pathway leads to the front door.

REAR GARDEN

A generous rear garden! Step out of the double opening French doors from the dining area onto an initial area of decking. This area provides a perfect space to place outdoor seating. The remainder of the garden is laid to decorative stone chippings for ease of maintenance. The garden is fully enclosed by well maintained timber fencing.

ON STREET

1 Parking Space





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