



**St Fagans Avenue,  
Barry CF62 8BS**

- EPC Rating: C
- 4 DOUBLE BEDROOMS & LOFT ROOM
- 2 RECEPTION ROOMS - HOME OFFICE
- KITCHEN/ DINER & UTILITY ROOM
- FAMILY BATHROOM & SHOWER ROOM





## About The Property

4 DOUBLE BEDROOMS - 2 RECEPTION ROOMS - LARGER THAN AVERAGE GARDENS. Briefly comprising of driveway, front garden, hallway, living room, kitchen/ diner, utility room, shower room, additional reception room, 4 double bedrooms, bathroom, attic room, larger than average rear garden.

## Accommodation

### Entrance Hall

Enter via UPVC glazed door, ceramic tiled flooring, stairs ascending to first floor, doors leading into Living Room;-

### Living Room

15' 1" max x 11' ( 4.60m max x 3.35m )  
Feature fire place to remain, fitted carpet, T.V. point, power points, radiator, large double glazed window to front aspect, further door to Kitchen/ Diner;-

### Kitchen/ Diner

18' 1" max x 10' max ( 5.51m max x 3.05m max )  
Generous Kitchen/ Diner. Matching wall and base units with complimentary work tops, inset sink, drainer and mixer tap, inset gas hob and oven with over head cooker hood, space for American style fridge freezer, space for dishwasher, power points, radiator, splash back tiled areas, ceramic tiled flooring, plenty of space for dining table and chairs, double glazed windows and UPVC door to rear garden, door leading into Utility Room;-

### Utility Room

10' x 9' ( 3.05m x 2.74m )  
Fitted work top, space for washing machine, space for tumble dryer, power points, radiator, ceramic tiled flooring,



double glazed windows and UPVC door to rear garden aspect, further doors leading into Shower Room and Additional Reception Room;-

### Shower Room

W.C., wash hand basin, shower cubicle to corner, ceramic tiled flooring, double glazed opaque window to rear aspect.

### Reception Room

14' x 10' max ( 4.27m x 3.05m max )

Larger than average Reception Room. Potential 5th Bedroom. Potential Home Office. Fitted carpet, T.V. point, power points, radiator, cupboard concealing combination boiler, double glazed French doors to front garden aspect.

### Landing

Fitted carpet to stairs and landing, doors leading into 4 double bedrooms and Family Bathroom.

### Bedroom One

14' max x 11' 1" max ( 4.27m max x 3.38m max )

Fitted carpet, power points, radiator, two double glazed windows to front aspect. Bespoke space for dressing area. Fixed ladder giving access to attic space;-

### Attic Space

Pull down ladder from Bedroom One. Power points, lighting, double glazed sky light to rear garden aspect. Plenty of space for storage. Potential to convert STPP. Potential Home Office.

### Bedroom Two

11' max x 11' 1" max ( 3.35m max x 3.38m max )

Fitted carpet, power points, radiator, double glazed window to rear aspect.

### Bedroom Three

11' max x 10' ( 3.35m max x 3.05m )

Fitted wood effect laminate flooring, power points, radiator, two double glazed windows to front aspect.

### Bedroom Four

10' x 8' max ( 3.05m x 2.44m max )

Fitted carpet, power points, radiator, double glazed window to rear aspect.

### Family Bathroom

W.C., wash hand basin, stand-alone roll top bath with shower attachment, splash back tiled areas, radiator, tile effect vinyl flooring, double glazed opaque window to rear aspect.

### Outside

#### To The Front

Wrought iron double gates giving access to driveway with space for multiple vehicles. Partly laid to lawn, pathway to front entrance, complimentary shrubs, side access to rear of property, enclosed with brick walls.

#### To The Rear

Larger than average rear garden. Potential to extend further STPP. Decked area, mainly laid to complimentary pebbles, enclosed with fencing, outside tap. one storage unit to remain to rear of garden, side access to front of property.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Peter Alan. Powered by [www.focalagent.com](http://www.focalagent.com)

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