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## 25 Burlington Street, Barry CF63 3NW £215,000 Freehold

4 BEDS | 1 BATH | 2 RECEPT | EPC RATING D

Situated on Burlington Street in the vibrant town of Barry, this charming mid-terraced house offers a delightful blend of traditional features and modern living. With four spacious bedrooms, this property is perfect for families or those seeking extra space. The ground floor welcomes you with an inviting entrance porch leading into a hallway adorned with original tiled flooring, setting the tone for the character found throughout the home.

The layout includes a front living room, a second sitting room, and a dining room, providing ample space for relaxation and entertaining. The fitted kitchen completes the ground floor, making it a practical and functional area for culinary pursuits.

As you ascend to the first floor, you will find four well-proportioned bedrooms. The master bedroom boasts the added luxury of an en-suite shower, while a family bathroom serves the remaining rooms, ensuring convenience for all.

Outside, the property features an enclosed rear garden, perfect for enjoying the outdoors, with a Astro Turfed lawn and patio area, and rear lane access offering privacy and a lovely space for gatherings. The front of the house presents a forecourt garden and the benefit of on-street parking, adding to the overall appeal.

Situated close to the town centre, this home is conveniently located near shops, schools, and various amenities, making it an ideal choice for those seeking a vibrant community lifestyle. Viewing is essential to fully appreciate the charm and potential of this delightful property.



## FRONT

Forecourt front. Laid tiled pathway. Paved area. Iron gate. UPVC double glazed front door leading to the entrance porch and hallway.

## Entrance Porch

3'07 x 3'07 (1.09m x 1.09m)

Smoothly plastered ceiling with original coving, plastered walls. Ceramic tiled flooring. UPVC double glazed front door with obscured glass insert and skylight. Wood framed glazed door leading through to the entrance hallway.

## Entrance Hallway

5'10 x 20'05 (1.78m x 6.22m)

Papered ceiling with coving, papered walls. Vinyl flooring. Wall mounted radiator. Fitted carpet staircase rising to the first floor landing. Wood panelled doors leading to the front living room, second sitting room and dining room. Wood framed glazed door leading through to the entrance porch.

## Living Room

12'05 x 13'05 (3.78m x 4.09m)

Papered ceiling with original coving, papered walls with picture rail and dado rail. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed bay window to the front elevation. Wood panelled door leading through to the entrance hallway.

## Sitting Room

10'03 x 11'10 (3.12m x 3.61m)

Papered ceiling and coving, Papered walls. Fitted carpet flooring. Wall mounted radiator. Feature fireplace with marble surround and hearth. UPVC double glazed window to the rear elevation. Wood panelled door leading through to the entrance hallway.

## Dining Room

10'00 x 16'08 (3.05m x 5.08m)

Smoothly plastered ceiling, smoothly plastered walls. Vinyl flooring. Wall mounted radiator. Brick built open fire place and stone hearth. UPVC double glazed French doors leading out to the rear garden. Wood framed glazed door leading through to the fitted kitchen. Access to under stairs storage. Wood panelled door leading through to the entrance hallway.

## Kitchen

9'11 x 10'10 (3.02m x 3.30m)

Smoothly plastered ceiling, smoothly plastered walls. Porcelain tiled splashbacks. Ceramic tiled flooring. Wall mounted radiator. UPVC double glazed windows to the side and rear elevations. Modern fitted kitchen comprising of wall and base units. Wood laminate worktops. Stainless steel sink. Stainless steel four ring gas hob. Stainless steel cooker hood. Integrated double oven. Space for washing machine, space for dishwasher, space for fridge freezer. Wall mounted combination boiler. Wood framed glazed door leading through to the dining room.

## FIRST FLOOR

### First Floor Landing

5'09 x 34'02 (1.75m x 10.41m)

Textured ceiling, smoothly plastered walls. Fitted carpet flooring. Fitted carpet split level staircase rising from the ground floor. Wood panelled doors leading to bedrooms one, two, three and bedroom four. A further wood panelled door leading to the family bathroom. Access to over stairs storage.

### Bedroom One

10'05 x 10'09 (3.18m x 3.28m)

Textured ceiling with original coving, papered walls with picture rail. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wood panelled door leading to a en-suite shower room. A further wood panelled door leading to the first floor landing.

### En-Suite Shower

5'08 x 7'03 (1.73m x 2.21m)

Smoothly plastered ceiling with original coving, vent extractor. Porcelain tiled walls. Ceramic tiled flooring. UPVC double glazed window with obscured glass to the front elevation. Wall mounted radiator. Pedestal wash hand basin. Corner shower with electric shower overhead. Wood panelled door leading through to bedroom one.

### Bedroom Two

10'05 x 11'03 (3.18m x 3.43m)

Papered ceiling, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wood panelled door leading to the first floor landing.

### Bedroom Three

10'01 x 11'02 (3.07m x 3.40m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the side elevation. Wood panelled door leading through to the first floor landing.

### Bedroom Four

7'03 x 11'07 (2.21m x 3.53m)

Papered walls, papered ceiling. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the side elevation. Wood panelled door leading through to the first floor landing.

### Family Bathroom

5'05 x 6'04 (1.65m x 1.93m)

Smoothly plastered ceiling, porcelain tiled walls. Ceramic tiled flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the side elevation. Bath with a thermostatically controlled shower overhead. Pedestal wash hand basin. Close coupled toilet. Wood panelled door leading through to the first floor landing.

## REAR

Enclosed rear walled garden. Laid Astro turfed area to the side. Step up to laid paved patio area with decked edging. Gate access to rear lane. UPVC double glazed French doors leading to the dining room.

## COUNCIL TAX

Council tax band C

## DISCLAIMER

The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with the owner/seller of the property. If there is any point which is particularly important, please ask. Whilst given in good faith they should not be construed as statements of fact and are provided for guidance only, they do not constitute any part of an offer or contract. 2. When considering making an offer on this property it is advisable to double check all measurements and point of particular importance to you. 3. All measurements and details of location are approximate only. 4. The photographs show only certain parts and aspects of the property at the time they were taken. 5. Buyers are advised to contact a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition. 6. Anyone wishing to view the property must provide their name, address and telephone number to safeguard the well being of owner/seller and staff.

## MORTGAGE ADVICE

Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

## PHOTOGRAPH DISCLAIMER

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## PROCEEDS OF CRIME ACT 2002

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## TENURE

We have been advised that the property is Freehold. You are advised to check these details with your solicitor as part of the conveyancing process.



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