



MAIN STREET

BARRY



# MAIN STREET

BARRY, CF 63 2HN

GUIDE PRICE

£160,000 - LEASEHOLD

 2 Bed

 1 Bath

 1237.85 sq ft

Welcome to this maisonette located on Main Street in the heart of Barry. This first-floor flat boasts a cosy reception room, perfect for relaxing or entertaining guests. With two spacious double bedrooms and an additional loft room, there's plenty of space for a growing family or for those who enjoy having a home office or hobby room.

One of the highlights of this maisonette is the lovely rear garden, ideal for enjoying a cup of tea on a sunny afternoon or for hosting a barbecue with friends and family.

Situated in a prime location, this property is just a stone's throw away from local shops, reputable schools, and convenient public transport routes, making daily errands and commuting a breeze.

Don't miss out on the opportunity to own this delightful maisonette that offers both comfort and convenience in a sought-after area of Barry. Contact us today to arrange a viewing and make this property your new home!

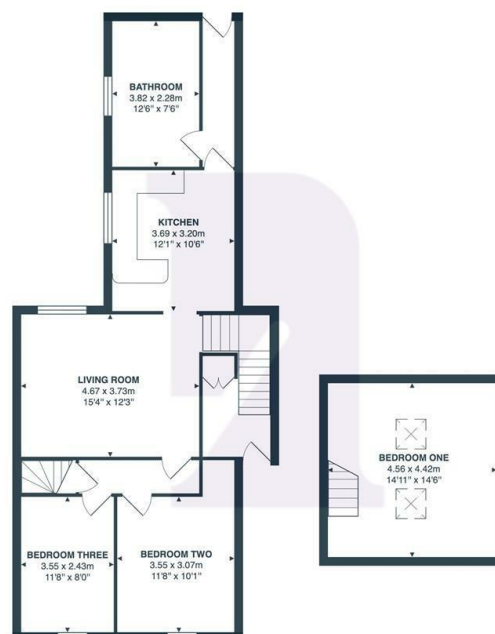
- ENTRANCE**  
Via UPVC door leading into;
- HALLWAY**  
Coving to ceiling. Dado rail. Staircase rising to first floor (lounge) with large under stair storage cupboard. Radiator. Tiling to floor.
- LIVING ROOM**  
**15'4" x 12'3"**  
UPVC double glazed window to the rear elevation. Feature fireplace. Radiator. Wood effect flooring. Open to kitchen and door leading to inner hallway.
- KITCHEN**  
**12'1" x 10'6"**  
UPVC double glazed window to the side elevation. Spotlights to ceiling. Modern range of wall and base units with wooden work surfaces over, extending into breakfast bar. Inset ceramic Belfast sink with mixer tap over. Built in oven with four ring gas hob and extractor fan above. Integrated washer/dryer. Ample space for American style fridge/freezer. Radiator. Wood effect flooring. Door into;
- REAR LOBBY**  
UPVC door with obscure glass panel to the rear leading to rear garden. Tiling to floor. Door into;
- BATHROOM**  
**12'6" x 7'6"**  
UPVC double glazed window to the side elevation. Spotlights to ceiling. Three piece suite comprising: Low level W/C, Vanity unit housing the wash hand basin with mixer tap over and bath with mixer tap and shower over. Built in storage cupboard housing the boiler. Heated towel rail. Tiling to floor.
- INNER HALLWAY**  
Continuation of the wood effect flooring. Doors off to both bedrooms and loft room.
- BEDROOM ONE**  
**11'8" x 10'1"**  
UPVC double glazed window to the front elevation. Radiator. Wood effect flooring.
- BEDROOM TWO**  
**11'8" x 8'0"**  
UPVC double glazed window to the front elevation. Radiator. Wood effect flooring.
- LOFT ROOM**  
**14'11" x 14'6"**  
Stairs rising to the loft. Two Velux windows to the ceiling. Access into eaves storage. Radiator. Wood effect flooring.
- REAR GARDEN**  
Enclosed rear garden. Decking and patio area. Outside water tap. Power points. Lighting.







| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         | 69        |
| (55-68) D                                   | 58                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |



**Main Street, Barry, CF63 2HN**  
 All measurements are approximate and for display purposes only

BARRY & THE VALE'S HOME FOR

STYLISH SALES  
& LETTINGS



KNIGHTS