



THE RISE

BARRY

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BARRY, CF62 9BR

£195,000 -

FREEHOLD



3 Bed



1 Bath



799.00 sq ft

Nestled in the heart of The Rise, Barry, this charming house offers a fantastic opportunity for those seeking a new home.

Conveniently located in a central area, you'll find yourself just a stone's throw away from local shops, schools, and public transport links, making daily errands a breeze. The added bonus of off-road parking ensures that you'll never have to worry about finding a space for your vehicle.

One of the standout features of this property is the picturesque views it offers. To the front, you'll be greeted with a view of the local sports/football stadium. Meanwhile, the rear of the property provides distant countryside views.

Although the house is in need of some updating, the potential it holds is truly exciting. Imagine the possibilities of transforming this space into your dream home, tailored to your unique style and preferences. Additionally, the sizeable garden, which has been recently landscaped, presents a blank canvas for creating your own outdoor oasis, perfect for relaxing or entertaining guests.

ENTRANCE

Via composite door with decorative glass panel leading into;

HALLWAY

14'03" x 5'7"

Staircase rising to first floor landing with fitted carpet. Radiator. Doors off to all rooms.

LIVING ROOM

14'03" x 10'10"

UPVC double glazed window to the front elevation. Radiator. Fitted carpet.

KITCHEN/DINER

16'10" x 9'04"

Two UPVC double glazed windows to the rear elevation. Range of wall and base units with work surfaces over. Stainless steel sink and drainer with mixer tap over. Slot in cooker with five ring gas hob and extractor fan above. Ample space and plumbing for white goods. Tiling to splash back areas. Radiator. Tile effect flooring. UPVC door with obscure glass panel to the rear giving access to the rear garden.

FIRST FLOOR LANDING

Access to loft space. Fitted carpet. Doors off to all rooms.

BEDROOM ONE

14'11" x 9'07"

UPVC double glazed window to the front elevation with views of Jenner Park Stadium. Built in storage cupboard housing the wall mounted combination boiler. Radiator. Fitted carpet.

BEDROOM TWO

9'0" x 8'04"

UPVC double glazed window to the rear elevation with stunning distant views. Radiator. Fitted carpet.

BEDROOM THREE

8'02" (11'01") x 6'10"

UPVC double glazed window to the front elevation. Radiator. Fitted carpet.

SHOWER ROOM

8'01" x 5'07"

UPVC double glazed obscure window to the rear. Three piece suite comprising; Low level W/C, Pedestal wash hand basin with twin taps over and double shower cubicle with wall mounted shower. Tiling to splash back areas. Radiator. Vinyl floor.

GARDEN

Sizeable rear garden enclosed with timber fencing. Decking area, Lawn area and patio area. Large brick built shed providing plenty of storage space.





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



The Rise, Barry Road, Barry, CF62 9BR

Total Area: 74.2 m² ... 799 ft²

All measurements are approximate and for display purposes only

BARRY & THE VALE'S HOME FOR

STYLISH SALES
& LETTINGS



KNIGHTS