



MAIN STREET  
BARRY CF63 2HJ

ASKING PRICE OF  
**£310,000**



DETACHED HOUSE



**3**



**1**



**2**



**4**

MGY are delighted to welcome this three bedroom detached, extended cottage to the market. Set back from the road on a private gated plot, this cherished family home offers ample off-road parking and a wonderful sense of space and seclusion. Having been loved for many years, it is now ready to welcome a new chapter. The property features spacious and versatile living areas, along with a self-contained annex that provides excellent potential for multi generation living. The property further benefits from a spacious front garden featuring mature shrubs and paving. Viewing highly advised to appreciate. Offered With No Chain. EPC: E

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX: 1,475 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### DESCRIPTION

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#### ENTRANCE

Enter through PVC door to Kitchen

#### KITCHEN

Kitchen to comprise of a range of base and wall units with work surfaces incorporating stainless steel sink and drainer with mixer taps over. Recess and plumbing for appliance and space for freestanding oven and fridge freezer. Double glazed window to front. Radiator. Door to Hallway, Door to Dining Room.

#### HALLWAY

Carpeted Flooring, Doors leading to all rooms.

#### BATHROOM

To comprise Bath, W.C, Wash hand basin with taps over, Walk in shower. Double glazed window to front. Laminated flooring. Radiator.

#### UTILITY ROOM

13' 1" x 8' 6" (3.99m x 2.59m)

To comprise of base units incorporating stainless steel sink with taps over. Recently fitted boiler. Double glazed window to side.

#### LIVING ROOM

17' 2" x 11' 1" (5.23m x 3.38m)

Double glazed sliding door to side providing access into the garden. Laminate flooring. Electric Fireplace. Radiator.

#### DINING ROOM

13' 1" x 9' 9" (3.99m x 2.97m)

Accessed via Kitchen. Double glazed window to front. Carpeted Flooring. Radiator. Door to Inner Hallway.

#### RECEPTION ROOM

13' 1" x 15' 0" (3.99m x 4.57m)

Double glazed window to front. Carpeted floor. Radiator. Door to Sitting Room.

#### SITTING ROOM

13' 1" x 10' 1" (3.99m x 3.07m)

PVC door to front. Double glazed window to front and rear. Carpeted flooring. Door providing access to:

#### W.C

W.C with cistern, vanity unit incorporating sink with mixer tap over.

#### FIRST FLOOR LANDING

Carpeted stairs rising to the first floor. Velux window above. Doors to all rooms.

#### BEDROOM ONE

13' 1" x 15' (3.99m x 4.57m)

Two double glazed windows to front. Fitted carpet. Radiator.

#### BEDROOM THREE

9' 7" x 9' 8" (2.92m x 2.95m)

Double glazed window to front. Fitted carpet. Radiator.



## MAIN STREET, BARRY CF63 2HJ

### BEDROOM TWO

13' 1" x 11' 1" (3.99m x 3.38m)

Two Double glazed windows to front. Fitted carpet.  
Radiator.

### OUTSIDE

Secured gated access to driveway providing ample off road  
parking. Enclosed garden





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GROUND FLOOR  
1000 sq.ft. (92.9 sq.m.) approx.



1ST FLOOR  
476 sq.ft. (44.2 sq.m.) approx.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 73 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 42 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**BARRY** 01446 744750

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