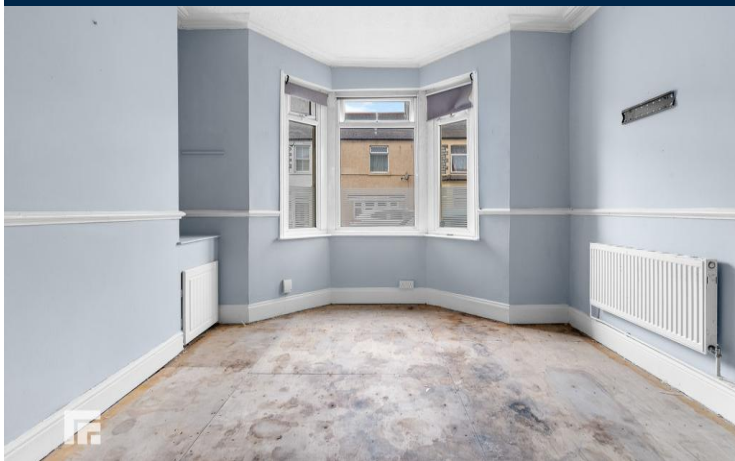




GEORGE STREET
BARRY
CF63 4NJ

£164,950



MID TERRACED HOUSE



3



1



1



2

*** NEW *** MGY are pleased to offer to the market this spacious three bedroom mid terrace property situated in the heart of Barry and within walking distance to local shops. The property is offered with No Chain and briefly comprises entrance hall, though lounge dining room, kitchen, bathroom and to the first floor are three bedrooms. This is a great First Time Buy or Investment opportunity. EPC: D

TENURE: FREEHOLD

COUNCIL TAX BAND: C

FLOOR AREA APPROX: 1,137 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

Set within the heart of Barry Town, offering excellent transport links being only a short walk to Barry Docks Train Station, with further benefits such as close proximity to shops and schools.

ENTRANCE HALL

Entered via double glazed front door. Radiator. Stairs rising to the first floor. Doors to Lounge/Dining Room and Kitchen.

LOUNGE/DINING ROOM

23' 4" x 11' 6" (7.11m x 3.51m)

Lounge Area with double glazed bay window to the front. Radiator. Open to:
Dining Room with double glazed window to the rear. Radiator. Under stairs storage cupboard. Door to the Kitchen.

KITCHEN

15' 4" x 9' 5" (4.67m x 2.87m)

Fitted Kitchen to comprise a range of base and wall units with rolled edge laminated work surfaces incorporating stainless steel sink and drainer with mixer taps over. Four burner gas hob and electric oven. Recess and plumbing for two appliances and space for fridge/freezer. Space for table and chairs. Ceramic tile flooring. Double glazed window to the side.

INNER LOBBY

Double glazed door providing access to the rear garden. Doors to Bathroom and storage cupboard housing central heating boiler.

BATHROOM

With suite to comprise closed cistern w.c, wash hand basin, panelled bath with glazed shower screen. Double glazed opaque window to the rear. Ceramic tile flooring.

FIRST FLOOR LANDING

Stairs rising to the first floor. Doors to all bedrooms. Access to the loft space.

BEDROOM ONE

14' 9" x 10' 5" (4.5m x 3.18m)

Main double bedroom with two double glazed windows to the front. Radiator. Laminate flooring.

BEDROOM TWO

11' 0" x 9' 6" (3.35m x 2.9m)

Double glazed window to the front. Laminate flooring. Radiator.

BEDROOM THREE

10' 2" x 9' 5" (3.1m x 2.87m)

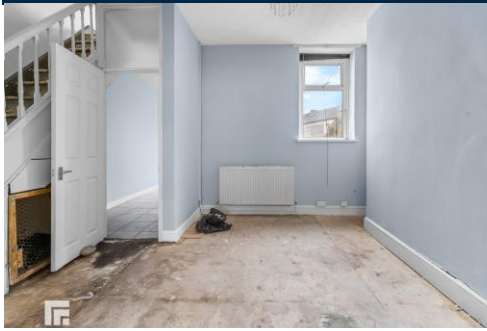
Double glazed window to the rear. Radiator. Laminate flooring.

OUTSIDE

To the rear: Enclosed rear garden with gated rear access.



GEORGE STREET, BARRY CF63 4NJ



GEORGE STREET, BARRY CF63 4NJ

GROUND FLOOR
611 sq.ft. (56.8 sq.m.) approx.

1ST FLOOR
526 sq.ft. (48.9 sq.m.) approx.



59 GEORGE STREET, BARRY

TOTAL FLOOR AREA: 1137 sq.ft. (105.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix i2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

BARRY 01446 744750

106 Broad Street, Barry, South Glamorgan, CF62
7AJ



Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

MGY.CO.UK