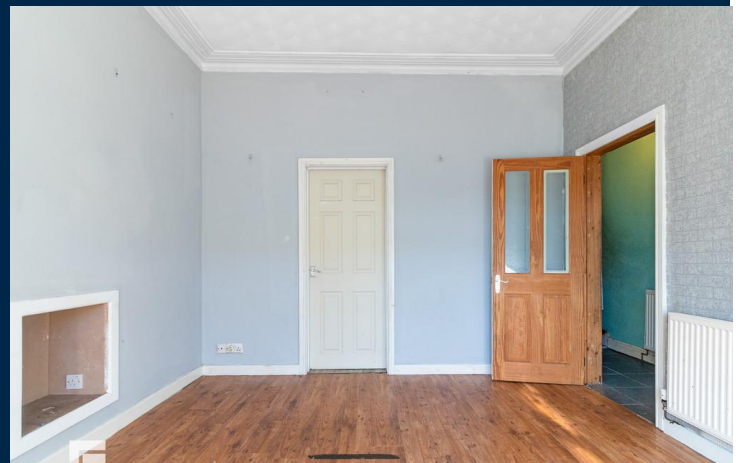




**COURT ROAD**  
**BARRY CF63 1EU**

ASKING PRICE OF  
**£150,000**



**TERRACED HOUSE**



**3**



**1**



**1**



**2**

MGY are delighted to offer this three bedroom terraced house to the market with No Chain offering a great opportunity for buyers seeking a property to make their own. Positioned within easy reach of local amenities and transport links. The property is ideal for first-time buyers or investors. While in need of modernization, the property provides a spacious and flexible layout with plenty of potential. To the ground floor - Entrance Hallway leading to Living Room, with access through to Reception. To the rear is a Kitchen/ Dining with access to the garden. Upstairs are Three Bedrooms and a family bathroom. Outside is an enclosed paved garden. Early viewing is advised to fully appreciate the potential this property has to offer. EPC: D

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: D**

**FLOOR AREA APPROX:**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **BEDROOM TWO**

11' 3" x 10' 4" (3.43m x 3.15m)

Double glazed window to the rear. Radiator. Fitted carpet.

#### **BEDROOM THREE**

12' 1" x 8' 10" (3.68m x 2.69m)

Double glazed window to the rear. Radiator. Fitted carpet.

#### **BATHROOM**

Closed cistern w.c, wash hand basin and panelled bath.

Heated chrome towel rail. Laminate flooring. Double glazed window to the side. Airing cupboard.

#### **OUTSIDE**

To the front: Forecourt.

To the rear: Good size rear garden laid to paving. Access to a gated lane.

#### **ENTRANCE PORCH**

Entered via aluminium front door. Door to:

#### **ENTRANCE HALLWAY**

Ceramic tile floor. Radiator. Carpeted stairs to the first floor. Doors to first floor rooms.

#### **LOUNGE**

13' 3" x 12' 6" (4.04m x 3.81m)

Double glazed bay window to the front. Laminate flooring. Radiator. Door to:

#### **KITCHEN/DINING ROOM**

22' 7" x 11' 11" (6.88m x 3.63m)

Kitchen to comprise a range of base and wall units with rolled edge laminated work surfaces incorporating sink and drainer. Two radiators. Ceramic tile flooring. Double glazed window to the rear and double glazed door providing access to the garden.

Dining Area with double glazed window to the side. Space for table and chairs.

#### **FIRST FLOOR ACCOMODATION**

Split level landing with access to all first floor rooms. Access to the loft space.

#### **BEDROOM ONE**

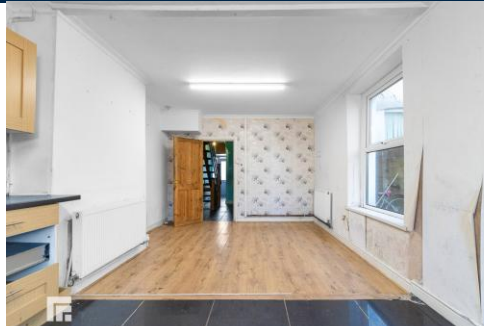
15' 10" x 10' 7" (4.83m x 3.23m)

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





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GROUND FLOOR

1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

**BARRY** 01446 744750

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



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