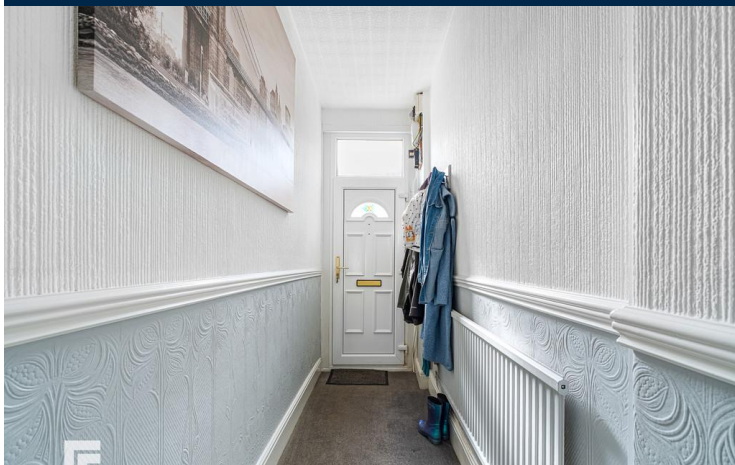




**COIGNE TERRACE**  
**BARRY**  
**CF63 3NU**

ASKING PRICE OF  
**£175,000**



**MID TERRACED HOUSE**



**2**



**1**



**1**



**2**

Introducing this well-presented two-bedroom mid-terrace home, situated in the heart of Barry. Tastefully maintained in good condition throughout, this inviting property offers an excellent opportunity for first-time buyers, young families, or those seeking a comfortable and convenient abode. Discover a bright and welcoming living space, thoughtfully arranged to maximise both comfort and functionality. The two generous bedrooms provide ample room for restful nights, whilst the modern spacious bathroom ensures day-to-day practicality for all residents. Outside there is a larger than average low maintenance garden. Located in the heart of Barry, this home benefits from close proximity to a variety of local amenities.

#### DESCRIPTION

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#### ENTRANCE HALLWAY

Entered via double glazed front door. Fitted carpet. Carpeted stairs rising to the first floor. Doors to Dining Room and Kitchen. Radiator.

#### LOUNGE

13' 9" x 11' 5" (4.19m x 3.48m)  
Double glazed bay window to the front. Fitted carpet. Radiator.

#### DINING ROOM

12' 7" x 10' 6" (3.84m x 3.2m)  
Double glazed window to the rear. Radiator. Fitted carpet.

#### KITCHEN

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

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: B**

**FLOOR AREA APPROX: 944 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

burner gas hob and electric oven with extractor over. Recess and plumbing for appliance. Ceramic tile to splash back and flooring. Double glazed window to the side. Door to:

#### UTILITY ROOM

Window to rear and double glazed door providing access to the rear garden. Work top. Ceramic tile flooring. Space for fridge/freezer.

#### FIRST FLOOR LANDING

Carpeted stairs rising to the first floor. Split level landing. Fitted carpet. Doors to all first floor rooms. Steps to attic room.

#### BEDROOM ONE

15' 7" x 10' 11" (4.75m x 3.33m)  
Main double bedroom with two double glazed windows to the front. Radiator. Fitted carpet.

#### BEDROOM TWO

13' 0" x 9' 10" (3.96m x 3m)  
Second double bedroom with double glazed window to the rear. Radiator. Fitted carpet.

#### BATHROOM

Spacious bathroom with suite to comprise p shaped bath with shower over, close cistem w.c and wash hand basin. Airing cupboard housing recently installed gas combination central heating boiler. Double glazed opaque window to the rear. Ceramic tile to flooring and walls.

#### ATTIC ROOM

Steps ascending to an attic room. Velux window to the front. Radiator. Storage to the eaves.

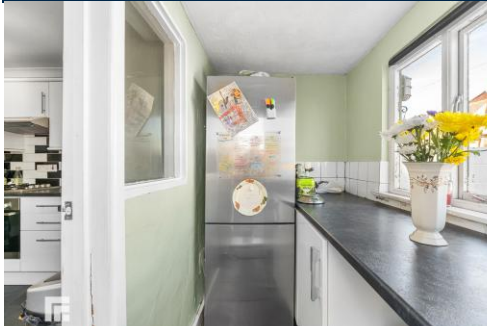
#### OUTSIDE

To the front: Forecourt.  
To the rear: Good size rear garden laid to paving for ease of maintenance. Access to gated lane.



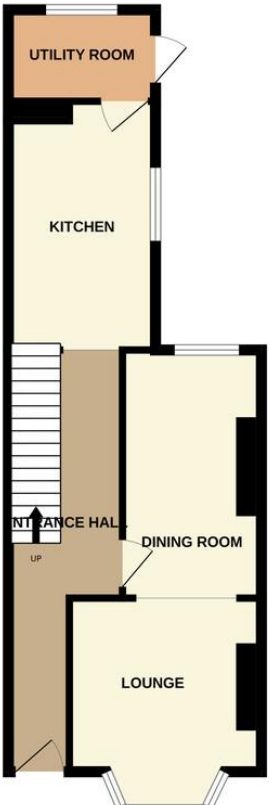


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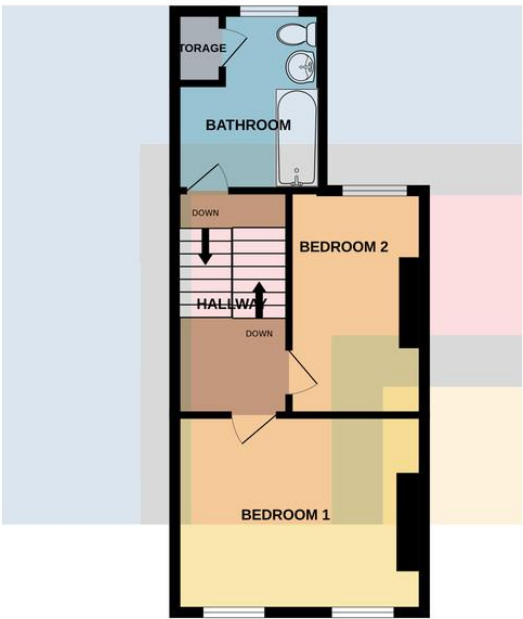


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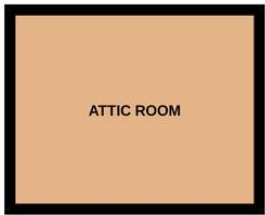
GROUND FLOOR  
442 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR  
362 sq.ft. (33.6 sq.m.) approx.



2ND FLOOR  
141 sq.ft. (13.1 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	72 C
39-54	E		
21-38	F		
1-20	G		

**BARRY** 01446 744750

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



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