





## 8 Station Street

Barry, Barry

TOWN CENTRE - INVESTMENT OPPORTUNITY -  
RENOVATION PROJECT!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- FULL REFURBISHMENT REQUIRED
- IDEAL PROJECT
- SOME PERIOD FEATURES REMAIN
- LOUNGE, RECEPTION ROOM, DINING ROOM AND A SEPARATE KITCHEN
- FOUR DOUBLE BEDROOMS
- MODERN FIRST FLOOR FAMILY BATHROOM
- LARGE LOFT ROOM PLUS ATTIC SPACE
- FULLY ENCLOSED, LOW MAINTENANCE REAR GARDEN
- EPC D57





### **Porch/Hallway**

Entrance into the property via a composite front door with opaque glazing into a small storm porch. The porch has tiled flooring, half height period wall tiling and a smooth coved ceiling. A further wooden glazed door leads through into the hallway. The hallway has period floor tiling, wallpapered walls and a textured coved ceiling. A period arch, a radiator, a carpeted staircase leading to the first floor with storage beneath. Doors lead off to the lounge, reception room and dining room.

### **Lounge**

14' 8" x 11' 6" (4.48m x 3.51m)

Carpeted with wallpapered walls and a textured coved ceiling. A large bay window and a feature electric fire with a brick surround. Measurements have been taken into the bay but exclude the recesses either side of the chimney breast.

### **Reception Room**

11' 6" x 10' 0" (3.50m x 3.05m)

Carpeted with wallpapered walls and a smooth coved ceiling. A uPVC door with opaque glazing provides access to the lean-to. Measurements have been taken into the recesses either side of the chimney breast.



### **Lean-to**

14' 10" x 4' 4" (4.51m x 1.31m)

Concrete floor, painted brick walls and a polycarbonate roof. A further uPVC door gives access to the garden.

### **Dining Room**

12' 7" x 10' 11" (3.83m x 3.34m)

Carpeted with wallpapered walls and a textured coved ceiling. A side aspect window and a feature electric fireplace with a brick surround. A wooden glazed door leads into the kitchen.



### **Kitchen**

11' 0" x 10' 0" (3.35m x 3.05m)

Vinyl tile effect flooring, smooth walls and a textured coved ceiling. A small kitchen comprising base level wood effect units with a complementing worktop. A stainless steel sink with stainless steel pillar taps overtop. Space for a freestanding fridge/freezer, cooker and washing machine as required. A side aspect window, an opaque rear aspect window and a uPVC door with opaque glazing leading into the garden. A wall-mounted boiler and a radiator.

### **First Floor Landing**

Carpeted with textured walls and a textured ceiling. Doors lead off to four bedrooms, a family bathroom and a staircase leading to the second floor.

### **Bedroom One**

15' 8" x 14' 9" (4.78m x 4.50m)

Carpeted with wallpapered walls and a polystyrene tiled ceiling with coving. A front aspect bay window, a smaller front aspect window and a radiator. Measurements have been taken into the bay.

### **Bedroom Two**

11' 7" x 10' 2" (3.53m x 3.10m)

Carpeted with wallpapered walls and a polystyrene tiled ceiling. A rear aspect window and a radiator.

### **Bedroom Three**

11' 1" x 10' 1" (3.37m x 3.08m)

Carpeted with wallpapered walls (one is wood panelled) and a smooth ceiling. A built-in storage cupboard, a radiator, a rear aspect window and loft access.

### **Bedroom Four**

8' 4" x 8' 2" (2.54m x 2.49m)

Carpeted with wallpapered walls and a polystyrene tiled coved ceiling. A side aspect window and a radiator.





### **Family Bathroom**

8' 3" x 7' 11" (2.51m x 2.41m)

Carpeted with wallpapered walls and a textured coved ceiling. A three piece white suite comprising a WC with a push button flush, a pedestal wash basin with stainless steel pillar taps overtop and a white bath with stainless steel pillar taps and an electric shower inset. Full height tiling around the bath, extending behind the WC and sink. A side aspect opaque window and an extractor fan.

### **Second Floor Landing**

A carpeted staircase from the first floor leads to a small second floor landing. A wooden door gives access to a small loft space as pictured. A further carpeted staircase leads up to the loft room accessed via a wooden door.

### **Loft Room**

22' 3" x 15' 11" (6.79m x 4.84m)

Carpeted with textured walls and a textured ceiling. A front aspect window and a wall-mounted electric heater.





### **FRONT GARDEN**

A small, low maintenance forecourted front garden, fully enclosed by low level brick walls and a pedestrian access gate.

### **GARDEN**

Step out of the kitchen and ascend the concrete steps up to the private rear garden. Fully enclosed by a mixture of brick and stone walls. A handy timber gate provides access to the rear lane. The garden is laid with patio slabs, providing ample space for al-fresco dining or relaxing in the sun.

### **ON STREET**

1 Parking Space







## 8 Station Street

Approximate Gross Internal Area  
1884 sq ft - 175 sq m  
(Excluding Lean To)



Not to Scale. Produced by The Plan Portal 2025  
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