





39 Fryatt Street

Barry, Barry

Sensational period terrace home, tastefully decorated throughout, perfect for families and first-time buyers. Features a modern kitchen/living/dining area, three double bedrooms, a modern bathroom, a low maintenance garden (with external power, lighting, water and a re-landscaped patio). Close to amenities, schools and the beach! Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- STYLISH AND SPACIOUS PERIOD TERRACE
- LARGE AND UNIQUE IN IT'S SHAPE
- THREE DOUBLE BEDROOMS
- TOWN CENTRE LOCATION
- FANTASTIC KITCHEN/LIVING/DINING ROOM PLUS LOUNGE
- GROUND FLOOR WC AND FIRST FLOOR BATHROOM
- EPC D61





Entrance Hall

Accessed via uPVC door. L shaped hall with modern oak effect tiled floor. Carpeted stairs to first floor. Radiator. Doors to lounge and kitchen breakfast room.

Lounge

14' 0" x 10' 6" (4.26m x 3.20m)

Beautifully presented lounge with front aspect window and continuation of the tiled floor. Feature fire surround. Radiator.

Kitchen Breakfast Room

A fantastic, modern kitchen (fitted 2022) with a wide range of soft closing eye level and base units (lighting under) with handy deep pan drawers. Integrated dishwasher, hob, electric oven, cooker hood with lighting plus space for tall fridge freezer. A very handy tall cupboard which has plumbing for washing machine and will fit both a washer and dryer. Tiled floor. This beautiful space opens to a seating and dining area with front aspect window. Two contemporary radiators. Rear aspect window and double opening doors to the rear garden.

WC

White close coupled WC and wash hand basin set into vanity unit. Porcelain tiled floor and walls.

Landing

Carpeted landing with rear aspect window. Radiator. Loft access - pull down ladder. Doors to three bedrooms, bathroom plus airing cupboard (also houses the combi boiler). Air exchange unit. Modern radiator.

Bedroom One

11' 7" x 10' 1" (3.54m x 3.07m)

Carpeted double bedroom with front aspect window. Radiator.

Bedroom Two

12' 4" x 9' 4" (3.76m x 2.85m)

A carpeted double bedroom with front aspect window. Radiator.





(partial). Heated towel rail. Storage cupboard. Opaque window to rear. Porcelain tiled floor.

Bedroom One

11' 7" x 10' 1" (3.54m x 3.07m)

Carpeted double bedroom with front aspect window. Radiator.

Bedroom Two

12' 4" x 9' 4" (3.76m x 2.85m)

A carpeted double bedroom with front aspect window. Radiator.

Bedroom Three

18' 1" x 10' 4" (5.50m x 3.16m)

Carpeted double bedroom with front aspect window. Radiator. Measurements taken to longest points.

Garden

Enclosed, low maintenance rear garden with re-laid patio areas and established borders / shrubs.

Agent Note

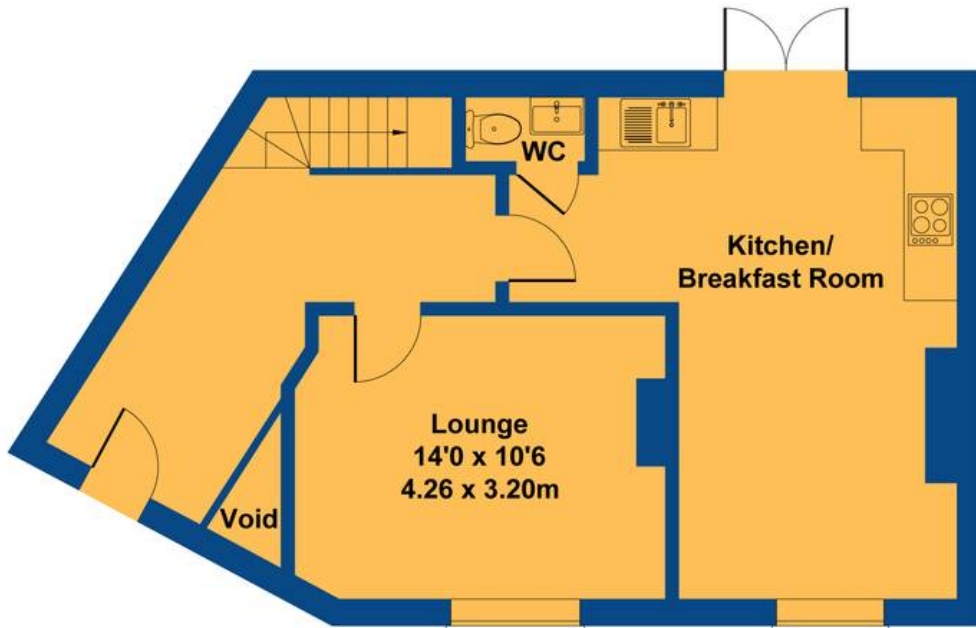
Owner wanted to use their own photos for certain rooms



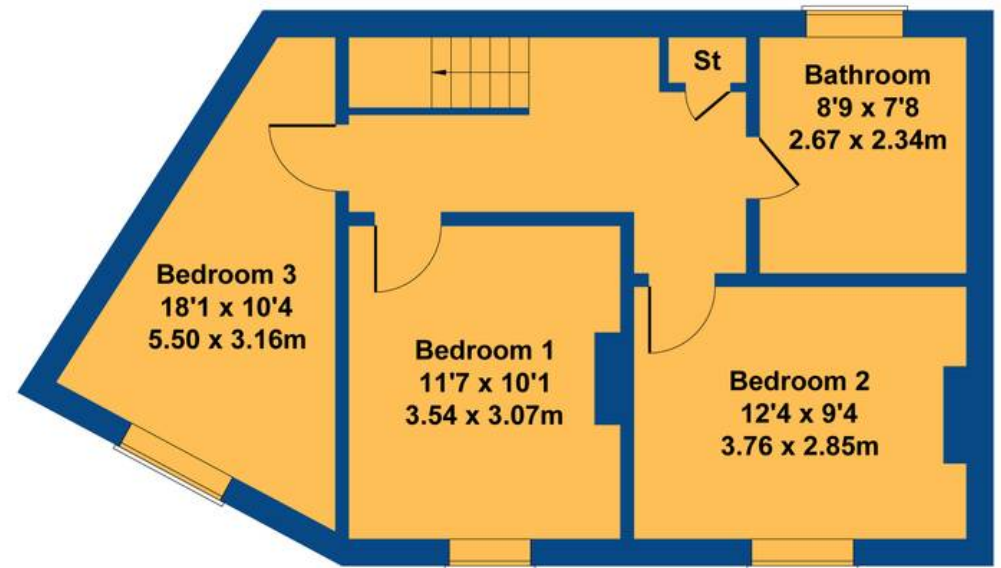


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Approximate Gross Internal Area
1087 sq ft - 101 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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