





## 74 George Street

Barry, Barry

Two bedroom terrace with no onward chain. Features open plan lounge/diner, spacious kitchen, two double bedrooms, office, loft room and large enclosed rear garden. Ideal for first-time buyers or investors alike!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- NO ONWARD CHAIN
- IDEAL FIRST TIME BUY OR INVESTMENT
- OPEN PLAN LOUNGE/DINER PERFECT FOR ENTERTAINING
- SPACIOUS KITCHEN
- FIRST FLOOR BATHROOM
- TWO DOUBLE BEDROOMS
- OFFICE SPACE
- LOFT ROOM
- EPC D64



### **Porch**

Entrance into the property via a uPVC front door with opaque glazing into the porch. The porch has wood effect flooring, half-height wall tiling with the remainder of the walls being smooth and a smooth ceiling. A radiator and a wooden glazed door leading through into the hallway.

### **Hallway**

The hallway is carpeted with smooth walls and a smooth ceiling. There is a carpeted staircase leading to the first floor and a door giving access to the open plan lounge/diner.

### **Lounge/Diner**

26' 1" x 12' 2" (7.95m x 3.71m)

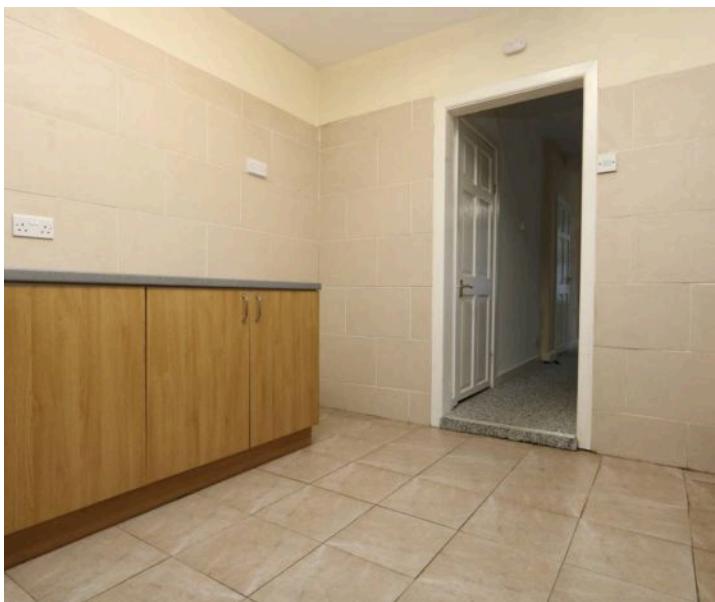
Carpeted with smooth walls and a smooth ceiling. A large front aspect bay window, a rear aspect window, two radiators and a door giving access to an understairs storage cupboard. Open to the kitchen. Measurements have been taken into the bay and into the recesses either side of the chimney breast.

### **Kitchen**

11' 0" x 9' 10" (3.36m x 2.99m)

Tiled flooring, half-height wall tiling with the remainder of the walls being smooth and a smooth ceiling. The kitchen comprises a good range of matching wooden eye and base level units with complementing laminate work tops. There is a stainless steel sink inset with a stainless steel mixer tap over top. There is a freestanding oven with a stainless steel extractor hood overtop. Space and plumbing for a washing machine and space for a freestanding fridge/freezer. There is also a wall-mounted combi boiler, a side aspect window and a uPVC door with opaque glazing leading out into the garden.





## Landing

A carpeted staircase gives access to a carpeted landing. The landing has smooth walls and a smooth ceiling. There is a radiator and doors giving access to two bedrooms, an office and a family bathroom.

## Family Bathroom

11' 0" x 9' 10" (3.35m x 2.99m)

Vinyl flooring, full-height wall tiling and a wood-panelled ceiling. A four-piece white suite comprising a WC with a push button flush, a vanity wash basin with a stainless steel mixer tap over top, a bath with stainless steel pillar taps over top and a walk-in shower cubicle with an electric shower inset and a glass sliding shower screen. There is also a double opening storage cupboard, a radiator and an opaque side aspect window.

## Bedroom One

11' 7" x 9' 5" (3.52m x 2.88m)

Carpeted with smooth walls and a smooth ceiling. A front aspect window and a radiator. Measurements have been taken into the recesses either side of the chimney breast.

## Bedroom Two

11' 0" x 9' 5" (3.35m x 2.88m)

Carpeted with wallpapered walls and a smooth ceiling. A rear aspect window and a radiator. Measurements have been taken into the recesses either side of the chimney breast.

## Office

9' 6" x 5' 9" (2.89m x 1.75m)

Carpeted with smooth walls and a smooth ceiling. A radiator, a front aspect window and a carpeted staircase giving access to the loft room.



#### **Loft Room**

16' 0" x 12' 1" (4.87m x 3.68m)

Carpeted with smooth walls and a smooth ceiling.

There are doors giving access to storage in the eaves.

Two Velux windows and a radiator.

#### **Front Garden**

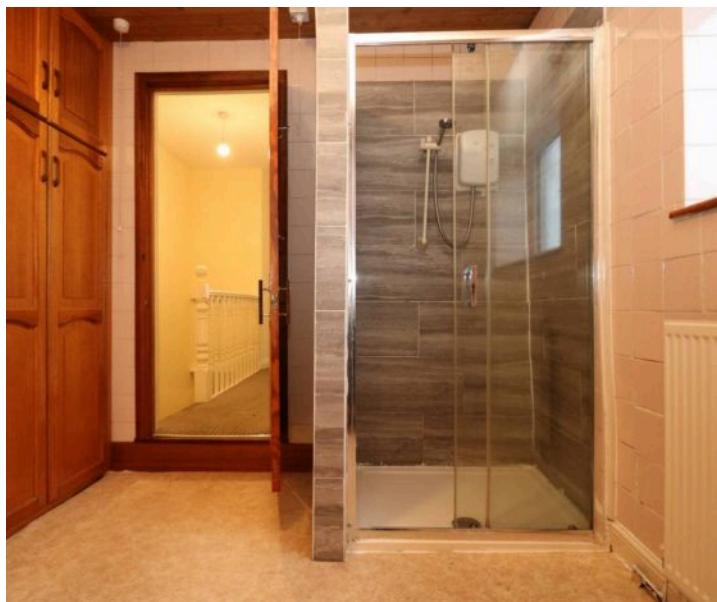
A small fore-courted front garden, fully enclosed by low brick walls and a pedestrian access gate.

#### **Rear Garden**

A generous low maintenance rear garden, fully enclosed by timber fencing. A gate to the rear gives access to the lane.

#### **ON STREET**

1 Parking Space



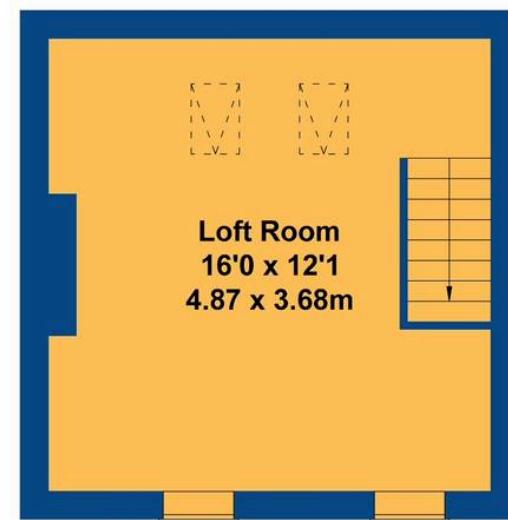
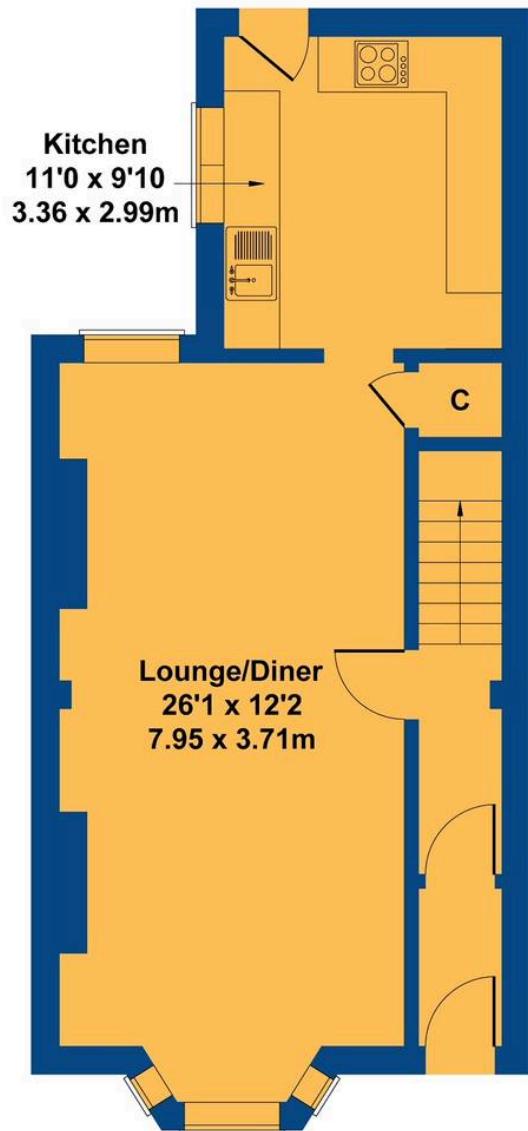




# 74 George Street

Approximate Gross Internal Area

1238 sq ft - 115 sq m



**GROUND FLOOR**

**FIRST FLOOR**

**LOFT ROOM**

Not to Scale. Produced by The Plan Portal 2025  
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