

# Guthrie Street, offers in excess of £220,000

- COUNCIL TAX BAND C
- BEAUTIFULLY PRESENTED THROUGHOUT -RECENTLY RENOVATED BATHROOM
- 3 BEDROOMS & UPSTAIRS BATHROOM
- CLOSE TO TOWN CENTRE
- CLOSE TO TRANSPORT LINKS BARRY DOCKS TRAIN STATION / BUS LINKS / M4 LINK ROADS
- UTILITY ROOM









# About the property

CLOSE TO TOWN CENTRE AND TRAIN STATION BEAUTIFULLY PRESENTED THROUGHOUT - 3
BEDROOMS. Close to local amenities; shops,
supermarkets, parks, popular school catchment,
easy access to link roads leading to M4 corridor,
public transport routes.

# **Accommodation**

### **Entrance Hall**

Wood flooring, understairs storage.

#### Lounge

9' 5" x 11' 4" ( 2.87m x 3.45m )

Bay window to front with fitted blinds, wood flooring, LED spot lights.

# **Dining Room**

9' 7" x 11' 4" ( 2.92m x 3.45m )

Wood flooring, window to rear, open plan to lounge, LED spot lights.

## Kitchen

10' 2" x 10' 2" ( 3.10m x 3.10m )

Wood flooring, fitted cupboard with complimentary worktops, space for appliances, combi-boiler, window to side.









# **Utility Room**

4' 3" x 10' 4" ( 1.30m x 3.15m )

Plumbed for washing machine, storage cupboard, uPVC door to rear garden.

# Landing

New carpet fitted December 2024.

# Bedroom 1

10' 4" x 14' 3" ( 3.15m x 4.34m )

Wood flooring, 2 windows to front with fitted blinds, built in storage.

## **Bedroom 2**

10' 9" x 9' 9" ( 3.28m x 2.97m )

Wood floor, window to rear, built in storage.

# Bedroom 3

10' 3" x 6' 2" ( 3.12m x 1.88m )

Wood flooring, window to rear.

# **Bathroom**

Newly renovated bathroom. Bath and overhead shower, w.c,  $\sinh k$ 

# Rear Garden

Lane access, lawn-patio, outside WC. Storage shed.

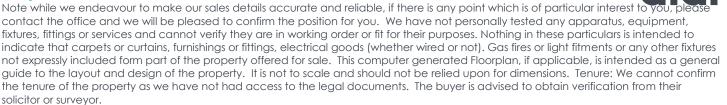


# **Floorplan**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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