



## 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



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## 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, sink.

## Rear Garden

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

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## Floorplan



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