



## Ivor Street offers in excess of £260,000

- COUNCIL TAX BAND - C
- EPC - C
- NEW ROOF 2024 - NEW WINDOWS AND DOORS - SHUTTERS THROUGHOUT - RE-RENDERED
- 3 DOUBLE BEDROOMS - UPSTAIRS BATHROOM
- BARRY ISLAND LOCATION
- LOFT ROOM



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## About the property

BARRY ISLAND LOCATION - NEW ROOF 2025 - NEW WINDOWS & DOORS - WELL PRESENTED THROUGHOUT. Close to local amenities; The Goodsheds development, Barry Island, parks, shops, supermarkets, popular school catchment, train station, bus routes, easy access to link roads leading to M4 corridor.

## Accommodation

### Property Information

New windows, new roof & guttering and re-rendered.

New internal doors, shutters throughout and landscaped garden.

### Entrance Hallway

### Lounge

23' 7" x 15' 1" ( 7.19m x 4.60m )

Carpet, storage downstairs, electric fire place, window to front with fitted shutters.

### Kitchen

17' 9" x 9' 2" ( 5.41m x 2.79m )

Matching wall and base cupboards, integrated appliances, laminate flooring, window to rear, uPVC door leading to rear garden.



### **Bedroom One**

15' 1" x 11' 7" ( 4.60m x 3.53m )

Carpet, 2 windows to front with fitted shutters.

### **Bedroom Two**

11' 3" x 9' 5" ( 3.43m x 2.87m )

Carpet, window to rear with fitted shutters.

### **Bedroom Three**

10' 2" x 9' 3" ( 3.10m x 2.82m )

Carpet, window to rear with fitted shutters.

### **Bathroom**

Stand alone bath, separate shower, window and blinds.

### **Loft Space**

14' 9" x 12' 3" ( 4.50m x 3.73m )

Laminate floor, velux, access to back attic.

### **Rear Garden**

Patio and decking. Artificial grass.

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## Floorplan



Total floor area 131.1 m<sup>2</sup> (1,411 sq.ft.) approx

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