

2 Oban Street, Barry

£200,000 Freehold

THREE BEDROOM TRADITIONAL END-OF-TERRACE PROPERTY • NO ONWARD CHAIN • IDEAL FIRST TIME BUY OR INVESTMENT OPPORTUNITY • SPACIOUS OPEN PLAN LOUNGE/DINER PERFECT FOR ENTERTAINING • MODERN FITTED KITCHEN • LARGE MODERN FIRST FLOOR FOUR-PIECE FAMILY BATHROOM • ADDITIONAL GROUND FLOOR SHOWER ROOM • EXCELLENT TRANSPORT LINKS AND CLOSE TO LOCAL AMENITIES • EPC D63





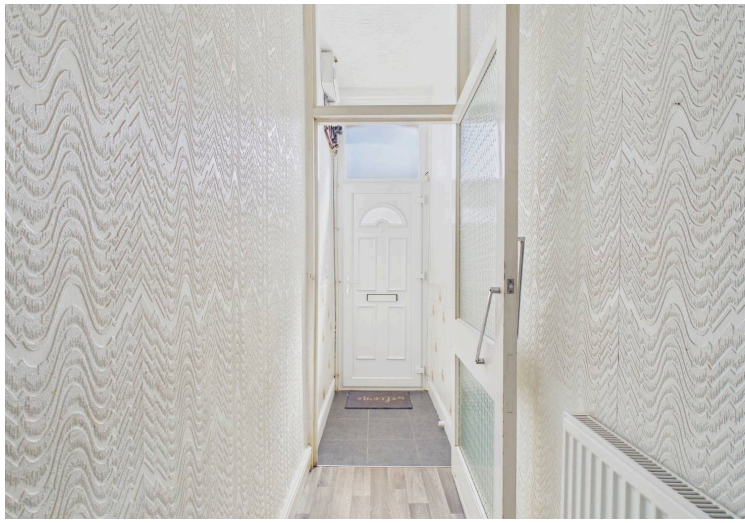
This well-presented three bedroom traditional end-of-terrace property is offered to the market with no onward chain, making it an ideal choice for first time buyers or investors seeking a ready-to-move-into home. The property boasts a welcoming hallway leading into a spacious open plan lounge and dining area, perfect for entertaining guests or relaxing with family. A modern fitted kitchen provides ample storage and workspace, while the additional ground floor shower room adds further convenience for busy households. Upstairs, the spacious landing provides access to a generous family bathroom featuring a contemporary four-piece suite, including a separate shower and bath, catering to the needs of a growing family. There are also two well-proportioned double bedrooms and one single bedroom/office space. The property benefits from gas central heating and uPVC double glazing, ensuring comfort throughout the year. Situated in a central location on a quiet residential street, the house is within easy reach of excellent transport links and a range of local amenities, making daily commutes and errands straightforward.

Externally, the property offers a charming rear garden that begins with a quarry tiled floor area, ideal for outdoor seating or al fresco dining. Steps ascend to a tiered garden, thoughtfully designed with a patio area and flower beds, providing a peaceful retreat for relaxation or gardening enthusiasts. Two storage sheds offer practical solutions for storing tools, bikes or outdoor equipment, while a secure gate gives direct access to the rear lane for added convenience. At the front, a small fore-courted garden is fully enclosed by low brick walls and a wrought iron pedestrian gate, creating a welcoming entrance and offering a perfect spot for potted plants or discreet bin storage. This outdoor space complements the property's internal accommodation and provides both practicality and a pleasant setting for enjoying the outdoors. With its blend of traditional charm and modern features, this property is a must-see for those seeking a comfortable and well-located home.

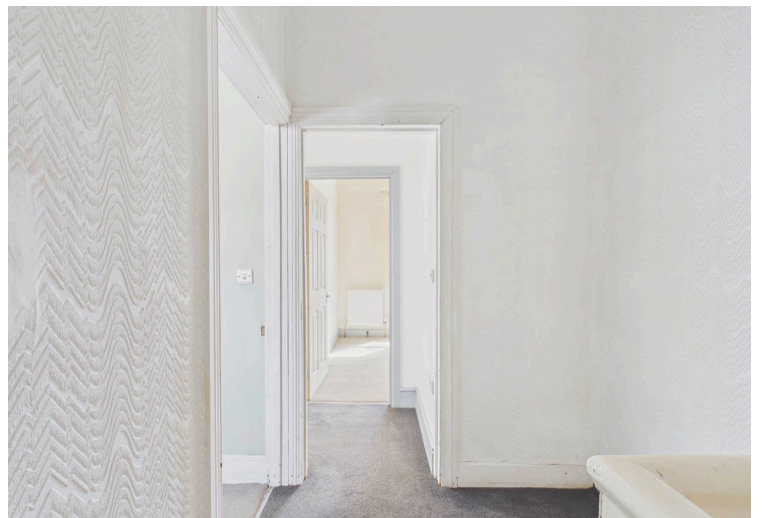
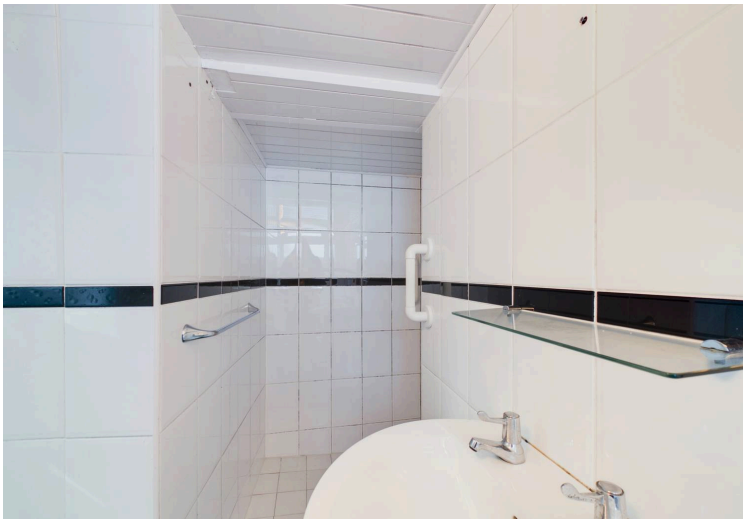
Tenure: Freehold

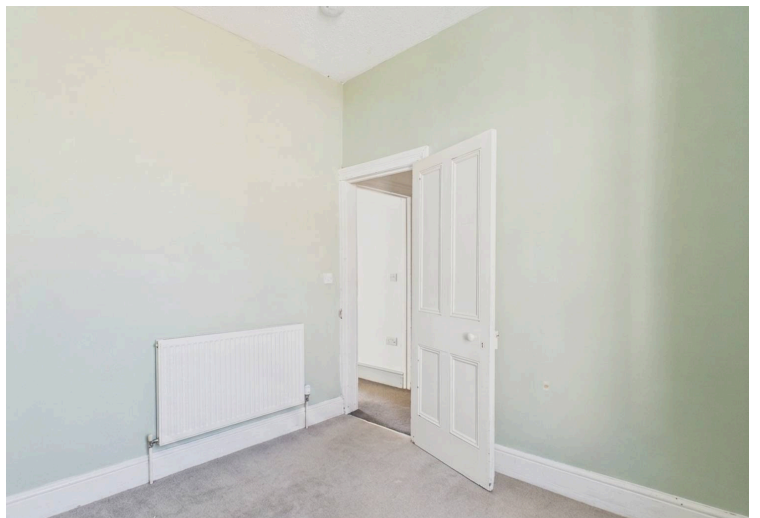
EPC Energy Efficiency Rating: D

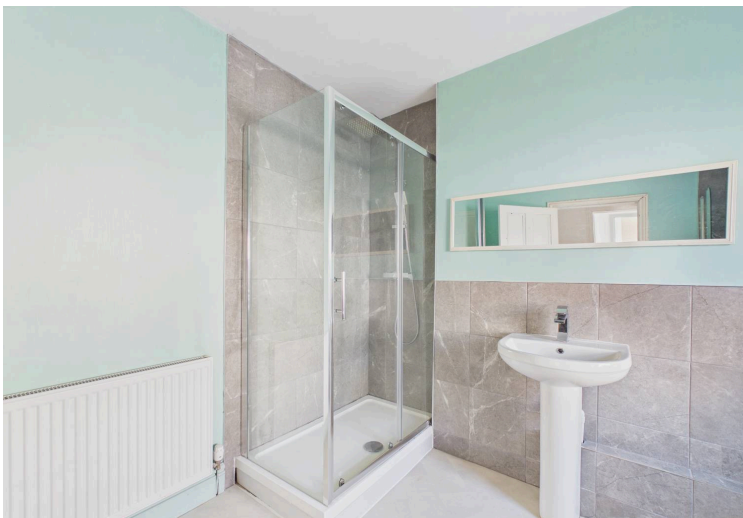
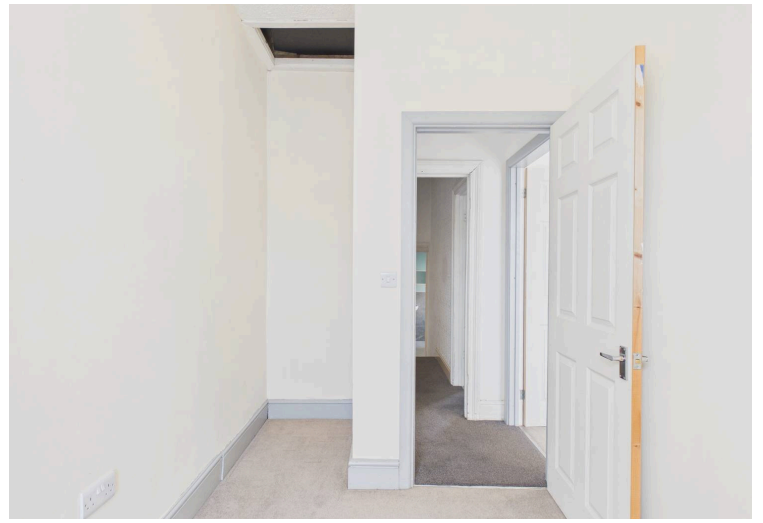
EPC Environmental Impact Rating: D







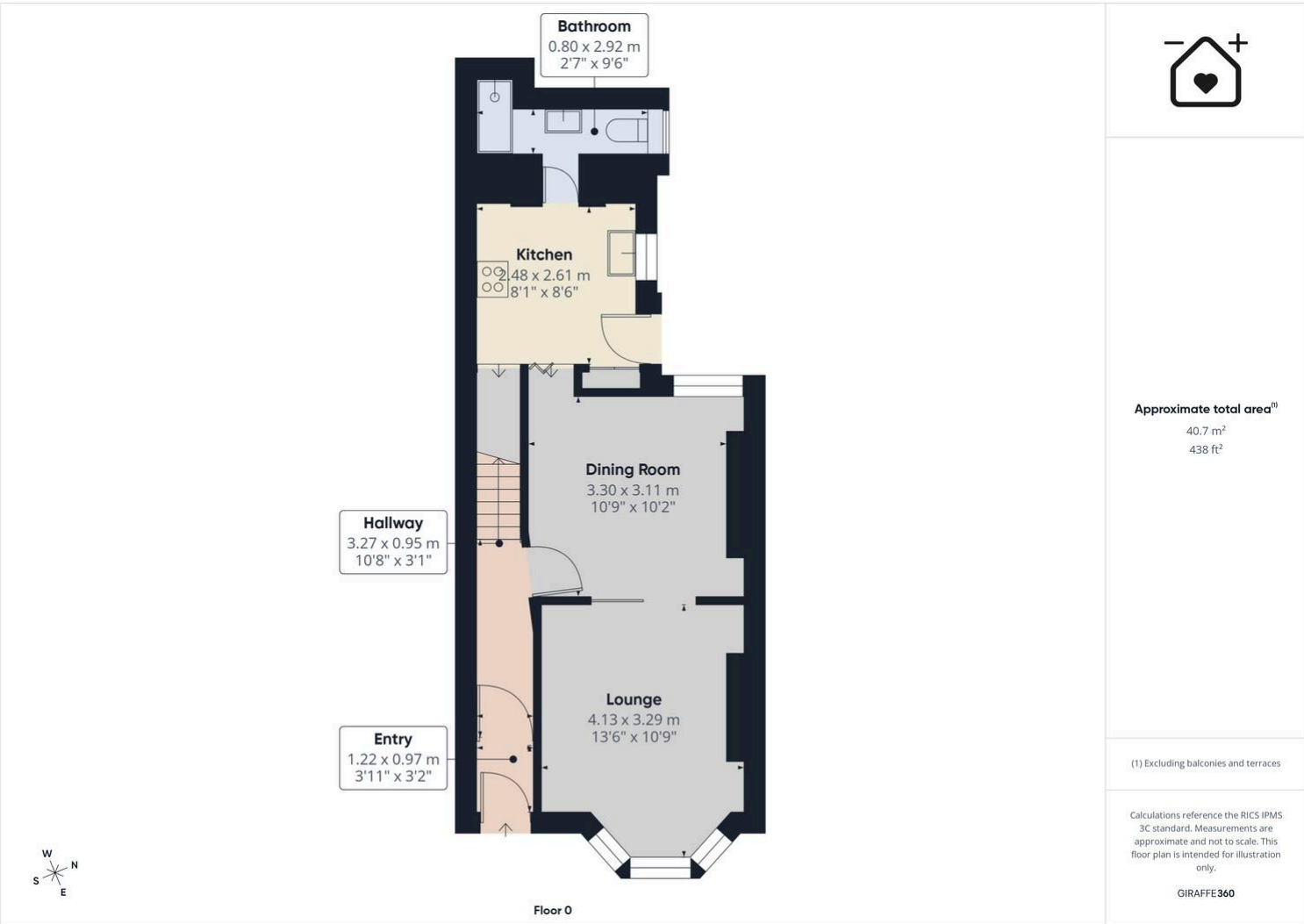






Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		63	78
England, Scotland & Wales			
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		59	75
England, Scotland & Wales			
		EU Directive 2002/91/EC	





Approximate total area⁽¹⁾
35.5 m²
383 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1

