





## 36 George Street

Barry, Barry

Charming three bedroom terrace with open plan lounge/diner, separate kitchen and a ground floor bathroom/WC. Enclosed low maintenance garden, near amenities and transport links. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- WELL PRESENTED THROUGHOUT
- OPEN PLAN LOUNGE/DINER PERFECT FOR ENTERTAINING
- GROUND FLOOR BATHROOM AND WC
- THREE BEDROOMS
- ENCLOSED, LOW MAINTENANCE, SOUTH-WESTERLY REAR GARDEN
- CLOSE TO LOCAL AMENITIES AND WITH EXCELLENT TRANSPORT LINKS
- EPC D59





### Hallway

Entrance into the property via a composite front door with opaque glazing into a small entrance porch. The porch has a concrete floor, half height wall panelling with the remainder of the walls being textured and a smooth ceiling. Open to the hallway. The hallway has wood effect flooring, smooth walls and a decorative textured coved ceiling. A carpeted staircase leads to the first floor with a recess underneath for storage. Doors lead to the open plan lounge/diner and the kitchen. A radiator and high level meter boxes.

### Lounge/Diner

24' 3" x 9' 6" (7.39m x 2.89m)

The lounge area has wood effect flooring, smooth walls and a decorative textured coved ceiling. There is a front aspect bay window, a radiator and a feature fire surround with a cast iron fireplace and tiled hearth. The dining area has wood effect flooring, smooth walls and a smooth ceiling. A rear aspect window and a radiator. Measurements have been taken into the bay.

### Kitchen

11' 7" x 9' 9" (3.53m x 2.96m)

Wood effect floor tiling, smooth walls and a smooth ceiling. With a range of modern white high gloss eye and base level units and complementing work surfaces. Inset circular stainless steel sink unit with mixer tap overtop. Range oven with six ring gas hob, double oven under and cooker hood over. Modern splash back tiled areas, space and plumbing for appliances. A side aspect window and open then to the rear lobby.

### Rear Lobby

A continuation of the tiled flooring, smooth walls and a smooth ceiling. A uPVC door with opaque glazing leading out into the garden, internal doors leading to the WC and bathroom.





Open to a utility storage cupboard.

### **WC**

A continuation of the floor tiling, smooth walls and a smooth ceiling. A white WC with a push button flush and an opaque window to the rear.

### **Bathroom**

6' 0" x 5' 4" (1.84m x 1.62m)

Vinyl tile effect flooring, full height wall tiling to three walls with the remaining wall being smooth and a smooth ceiling. A two piece white suite comprising a vanity wash basin with a stainless steel mixer tap ovetop and a p-shaped bath with a stainless steel thermostatic shower inset and a glass shower screen. An opaque window to the rear and a radiator.

### **Landing**

A carpeted staircase leads to a carpeted split-level landing. There is a handrail with newel posts and spindles, loft access and doors off to three bedrooms.

### **Bedroom One**

11' 10" x 10' 11" (3.60m x 3.33m)

Carpeted with smooth walls and a textured ceiling. Two front aspect windows and a radiator.

Measurements exclude the depth of the wardrobes along the back wall.

### **Bedroom Two**

10' 6" x 9' 10" (3.20m x 2.99m)

Exposed painted floorboards, smooth walls and a smooth ceiling. A rear aspect window and a radiator. Measurements have been taken into the recesses.

### **Bedroom Three**

13' 0" x 9' 11" (3.96m x 3.01m)

Carpeted with smooth walls and a smooth ceiling. A rear aspect window, a radiator and a wall-mounted combi boiler.





#### **FRONT GARDEN**

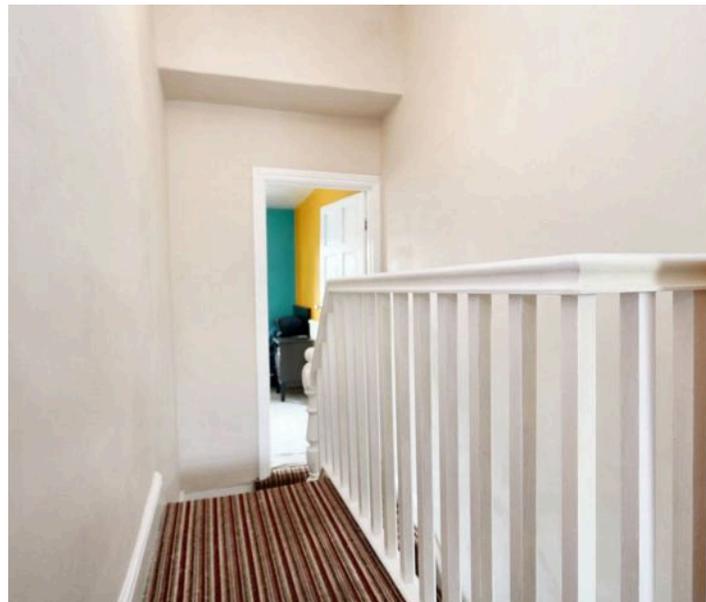
A front forecourt enclosed by block walls and a wooden gate with space for plant pots etc.

#### **REAR GARDEN**

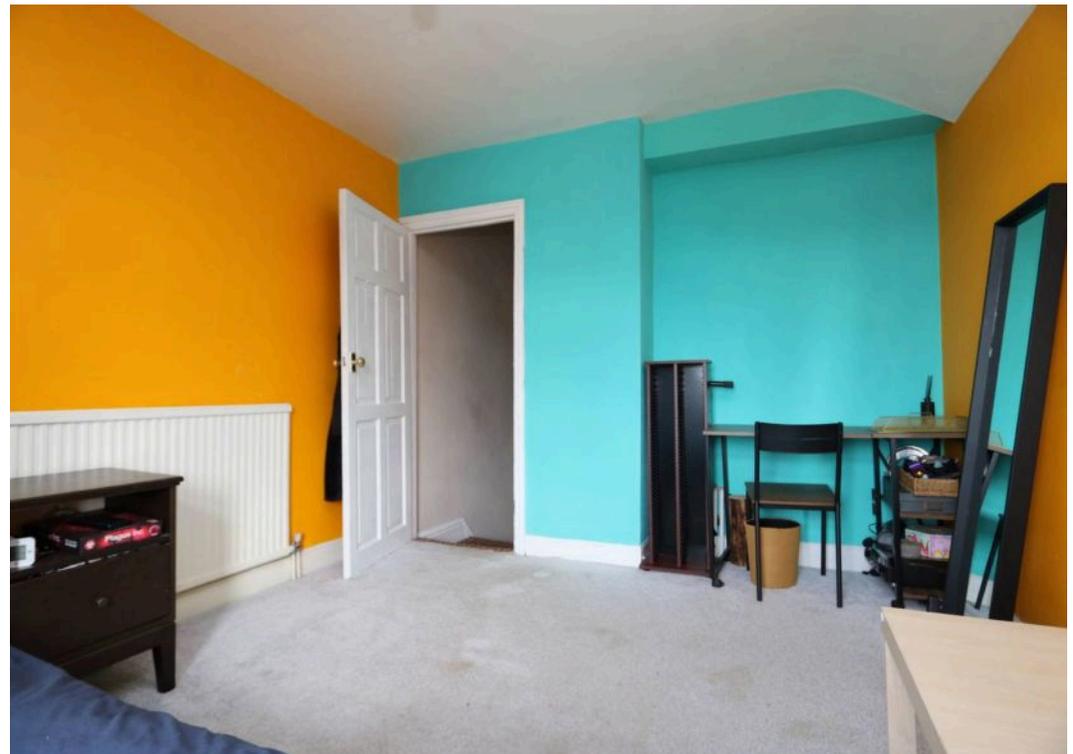
South westerly facing and of low maintenance. Patio slabs, established flowers and plants, gate to the rear and a garden shed.

#### **ON STREET**

1 Parking Space



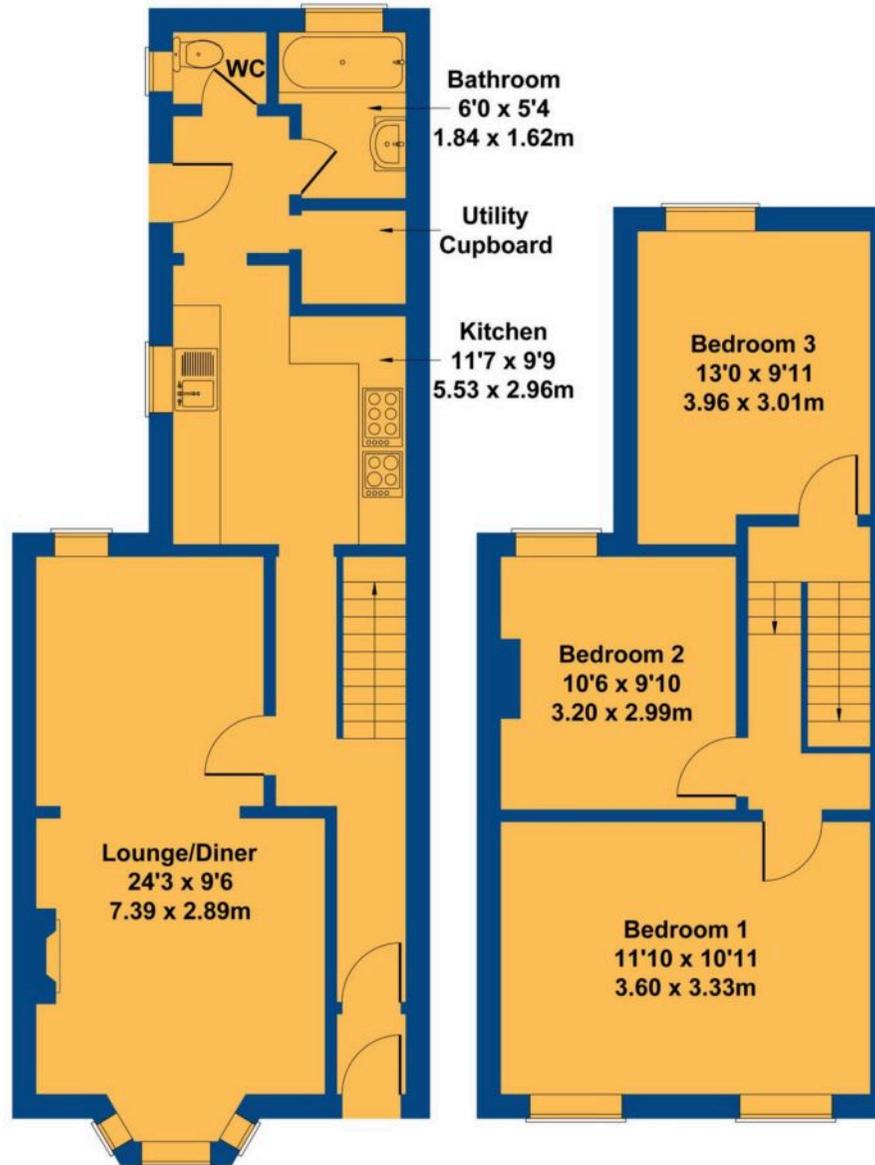






# 36 George Street

Approximate Gross Internal Area  
1033 sq ft - 96 sq m



**GROUND FLOOR**

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.





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