





## 17 Bell Street

Barry, Barry

Two bedroom traditional mid-terrace located in Barry's West End with an open plan lounge/diner, modern kitchen, new combi boiler and first floor bathroom. Ideal for first time buyers or investors. Council Tax band: C

Tenure: Leasehold

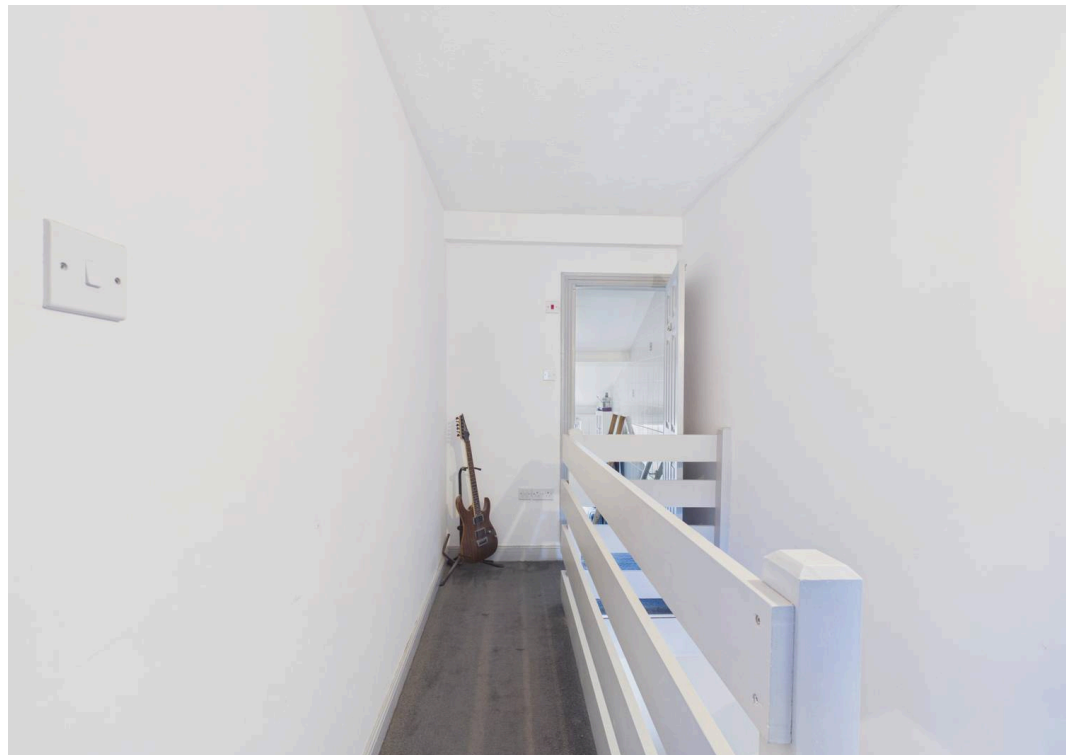
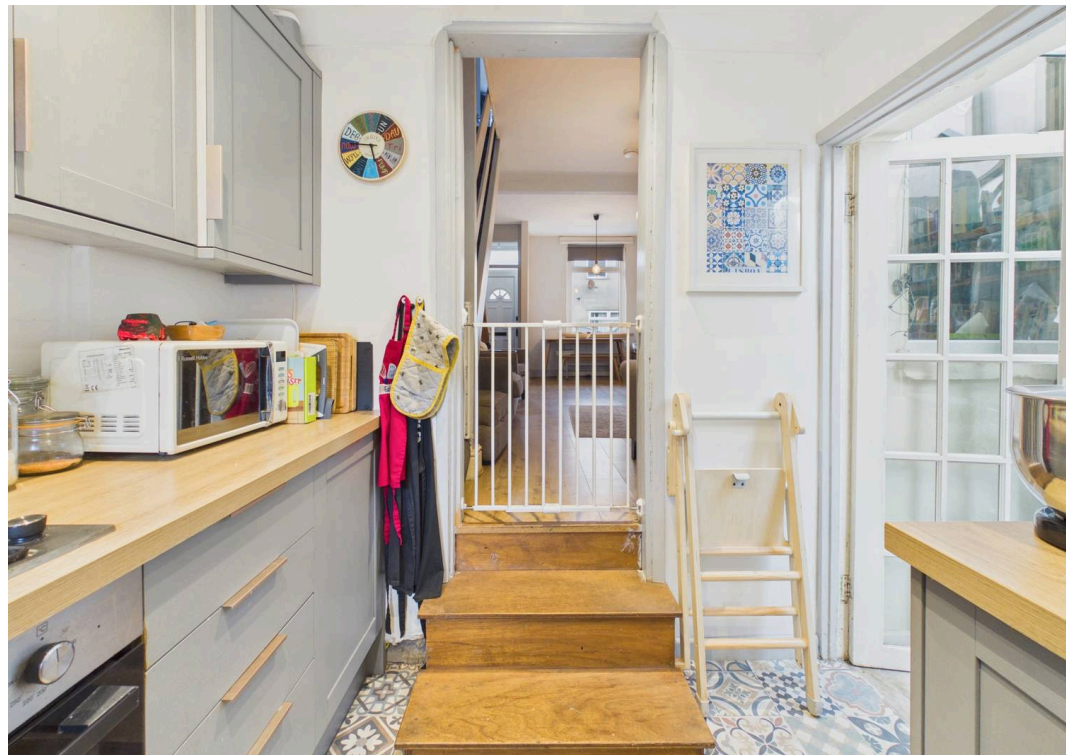
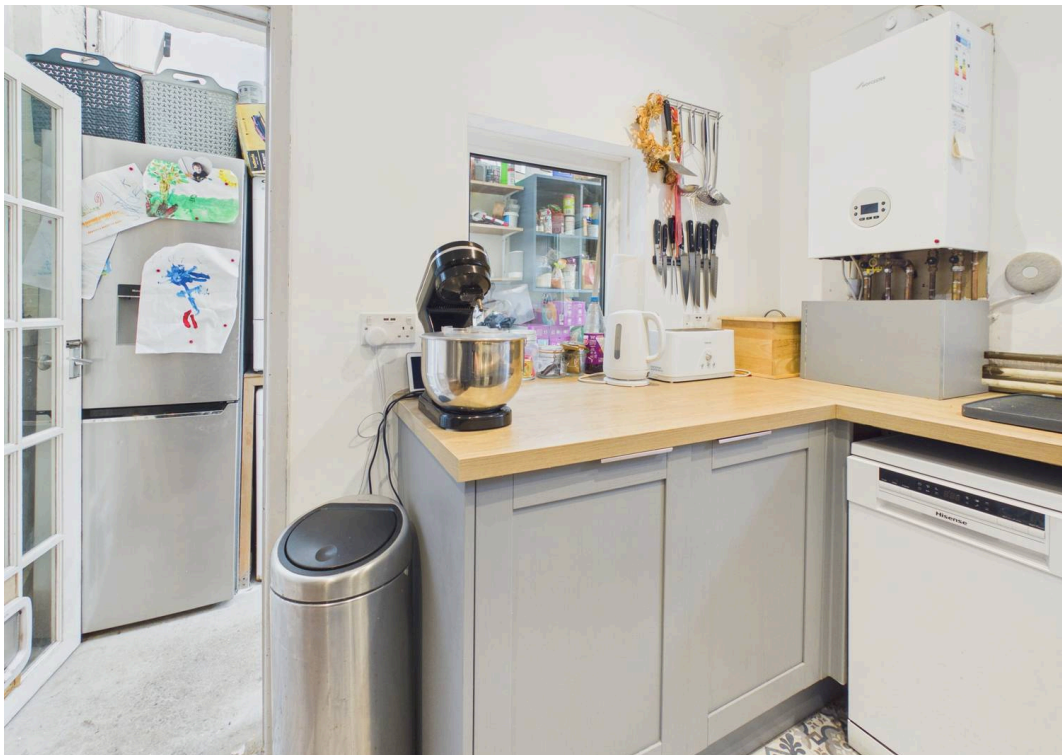
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

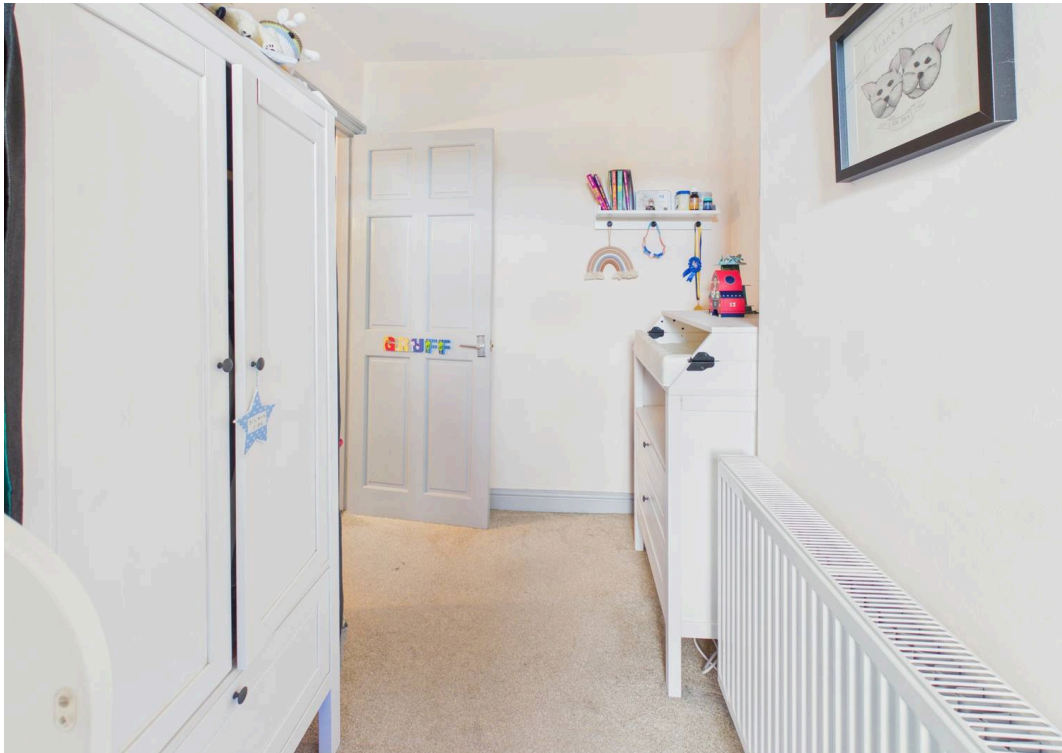
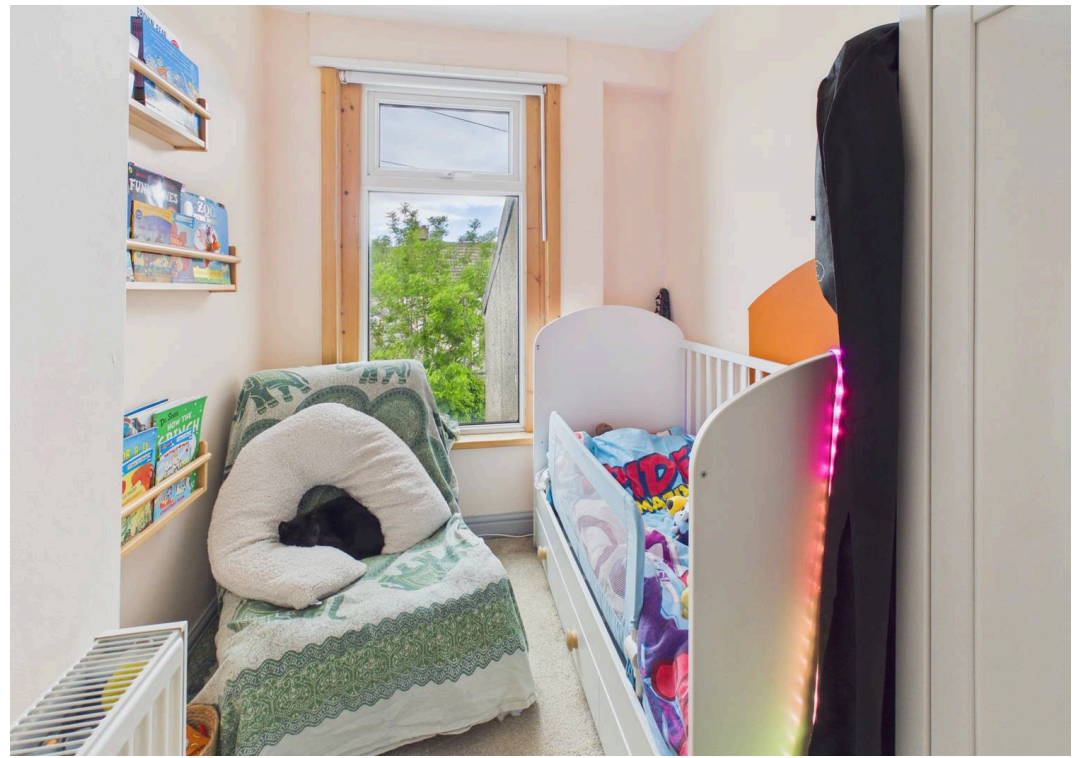
- TWO BEDROOM TRADITIONAL MID-TERRACE
- WEST END LOCATION
- IDEAL FIRST TIME BUY OR INVESTMENT
- NEW WORCESTER COMBI BOILER
- SPACIOUS OPEN PLAN LOUNGE/DINER AND SEPARATE KITCHEN PLUS LEAN-TO
- FIRST FLOOR BATHROOM
- EPC D63
- CATCHMENT FOR WHITMORE HIGH SCHOOL
- EXCELLENT TRANSPORT LINKS AND CLOSE TO LOCAL AMENITIES

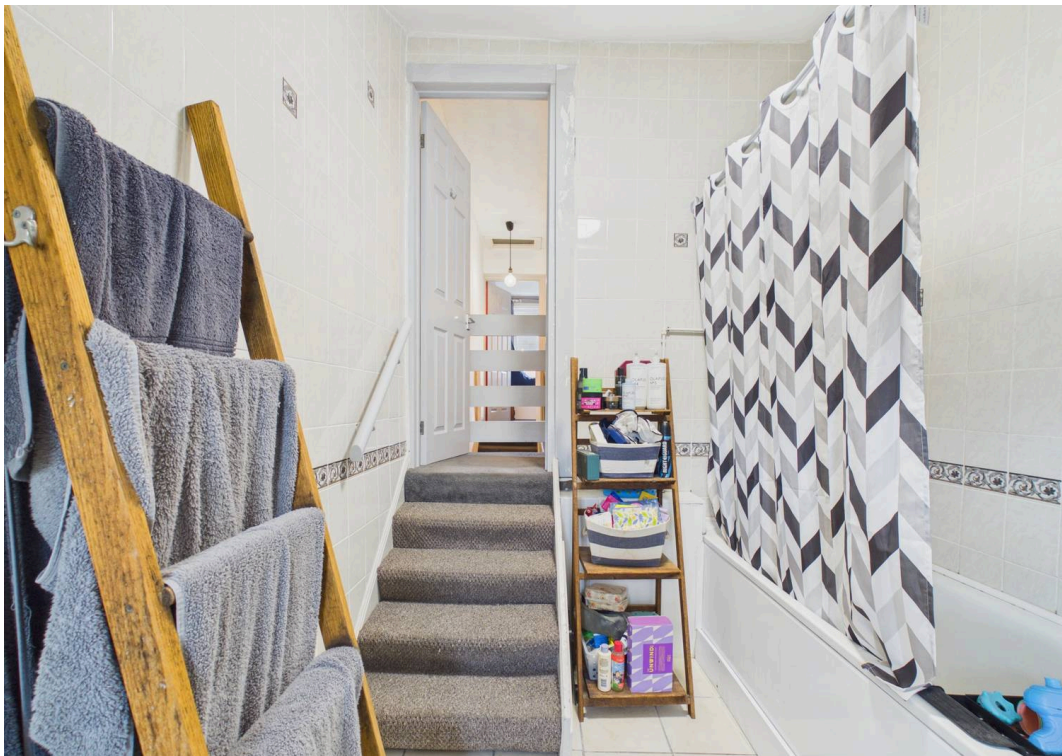













## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 



**Lean-to**  
1.35 x 2.96 m  
4'5" x 9'8"

**Kitchen**  
2.23 x 2.69 m  
7'3" x 8'9"

**Lounge/Diner**  
3.72 x 7.08 m  
12'2" x 23'2"

**Entry**

Ground Floor

**Approximate total area<sup>(1)</sup>**

35.1 m<sup>2</sup>  
379 ft<sup>2</sup>

**Reduced headroom**

0.7 m<sup>2</sup>  
8 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

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Approximate total area<sup>(1)</sup>

29.1 m<sup>2</sup>  
313 ft<sup>2</sup>

(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.

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First Floor



## Chris Davies Estate Agents

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