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8 George Street, Barry CF63 4NN
£210,000 Freehold

3 BEDS | 2 BATH | 2 RECEPT | EPC RATING D

Situated in the heart of Barry on the charming George Street, this delightful terraced house offers a perfect blend of comfort and convenience. With two spacious reception rooms, this property is ideal for both relaxation and entertaining guests. The well-proportioned living areas provide ample space for family gatherings or quiet evenings in.

The house boasts three inviting bedrooms, making it a wonderful choice for families or those seeking extra space for guests or a home office. Each bedroom is designed to be a peaceful retreat, ensuring restful nights and rejuvenating mornings.

Additionally, the property features two modern bathrooms, which add to the convenience of daily living. This thoughtful layout ensures that there is plenty of room for everyone, reducing the morning rush and providing privacy when needed.

Located in a vibrant community, this home is within easy reach of local amenities, schools, and transport links, making it an excellent choice for those who appreciate both tranquillity and accessibility.

This terraced house on George Street is not just a place to live; it is a place to create lasting memories. Whether you are a first-time buyer or looking to expand your property portfolio, this home offers a wonderful opportunity to enjoy life in Barry.







FRONT
Forecourted front with wrought iron gate; brick-built area with paved patio. UPVC double-glazed front door to entrance porch.

ENTRANCE PORCH
tiled ceiling; timber panelled walls; wood-effect flooring. Glass-panelled wooden door to main living area.

LIVING ROOM
24'1 x 14'4 (7.34m x 4.37m)
Textured ceiling; papered walls with timber panelling; fitted carpet. UPVC double-glazed bay window to front aspect; additional UPVC window to rear aspect. Understairs storage cupboards; wooden door with step down to second reception room. Feature stone fireplace with gas fire insert; fitted shelving to alcove; wall-mounted radiators.

DINING ROOM
12'5 x 9'8 (3.78m x 2.95m)
Papered ceiling; papered walls; wood-effect flooring. UPVC double-glazed window to side aspect; wall-mounted radiator. Space for dining; wooden door to kitchen.

KITCHEN
9'6 x 8'3 (2.90m x 2.51m)
Papered ceiling; ceramic tiled walls; tiled flooring. UPVC double-glazed window to side elevation; UPVC double-glazed obscure door to rear. Eye-level wall units; base units; laminate worktops. Integrated electric oven; integrated gas hob with extractor; integrated under-counter fridge and freezer. 1.5 stainless steel sink with mixer tap and drainer. Wooden door to utility.

UTILITY ROOM
6'2 x 2'8 (1.88m x 0.81m)
PVC panelling to ceiling and walls; fitted carpet. Plumbing for washing machine. UPVC double-glazed obscure window to rear elevation. Wooden door to shower room.

SHOWER ROOM
6'2 x 5'9 (1.88m x 1.75m)
PVC panelling to ceiling and walls; fitted carpet. UPVC double-glazed window to rear elevation. Close-coupled toilet; pedestal wash hand basin with twin taps. Walk-in shower cubicle with electric shower.

FIRST FLOOR

LANDING
Papered ceiling with loft access; papered walls; fitted carpet; split-level landing. Wooden doors lead to family bathroom and three bedrooms.

BEDROOM ONE
13'4 x 10'8 (4.06m x 3.25m)
Polystyrene tiled ceiling; papered walls; coving; fitted carpet. UPVC double-glazed window to front elevation; fitted wardrobes; wall-mounted radiator.

BEDROOM TWO
10'6 x 9'2 (3.20m x 2.79m)
Papered ceiling with coving; papered walls; fitted carpet. UPVC double-glazed window to rear elevation; wall-mounted radiator.

BEDROOM THREE
7'7 x 6'9 (2.31m x 2.06m)
Papered ceiling; papered walls; fitted carpet. UPVC double-glazed window to side elevation; wall-mounted radiator.

FAMILY BATHROOM
9'5 x 4'5 (2.87m x 1.35m)
PVC panelling to ceiling and walls; fitted carpet. UPVC double-glazed obscure window to rear elevation. Enclosed cupboard with wall-mounted combination boiler. Bath with mixer tap; close-coupled toilet; pedestal wash hand basin with twin taps.

REAR GARDEN
Concrete pathways with brick-built walls. Level, enclosed garden with paved patio. Wooden gate to lane access (council gated). Outside tap to front elevation.

COUNCIL TAX
Council tax band C.

DISCLAIMER
The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with the owner/seller of the property. If there is any point which is particularly important, please ask. Whilst given in good faith they should not be construed as statements of fact and are provided for guidance only, they do not constitute any part of an offer or contract. 2.When considering making an offer on this property it is advisable to double check all measurements and point of particular importance to you. 3.All measurements and details of location are approximate only. 4. The photographs show only certain parts and aspects of the property at the time they were taken. 5. Buyers are advised to contact a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition. 6. Anyone wishing to view the property must provide their name, address and telephone number to safeguard the well being of owner/seller and staff.

MORTGAGE ADVICE
Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

PHOTOGRAPH DISCLAIMER
Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

PROCEEDS OF CRIME ACT 2002
Nina Estate Agents & Lettings Ltd are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

TENURE
We have been advised that the property is FREEHOLD. You are advised to check these details with your solicitor as part of the conveyancing process.









