

## 2 Oban Street

Barry, Barry

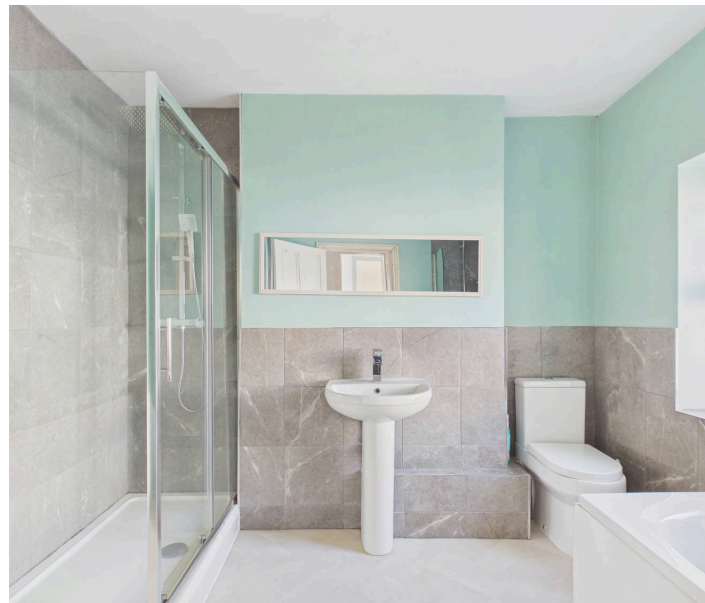
Traditional three bedroom end-of-terrace property offered with no onward chain. Featuring an open plan lounge/diner, modern kitchen, two bathrooms, three well-proportioned bedrooms, gardens front and rear and gas central heating. Central location near transport and amenities. Ideal for first time buyers or investors alike!  
Council Tax band: TBD

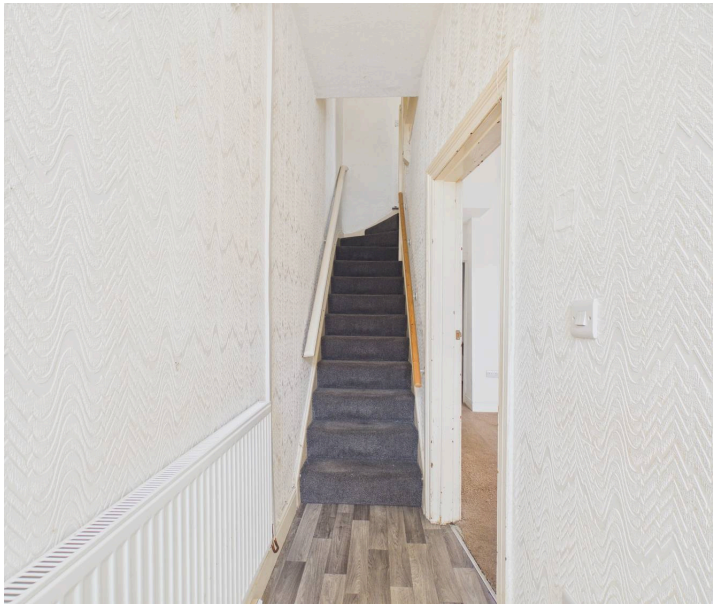
Tenure: Freehold

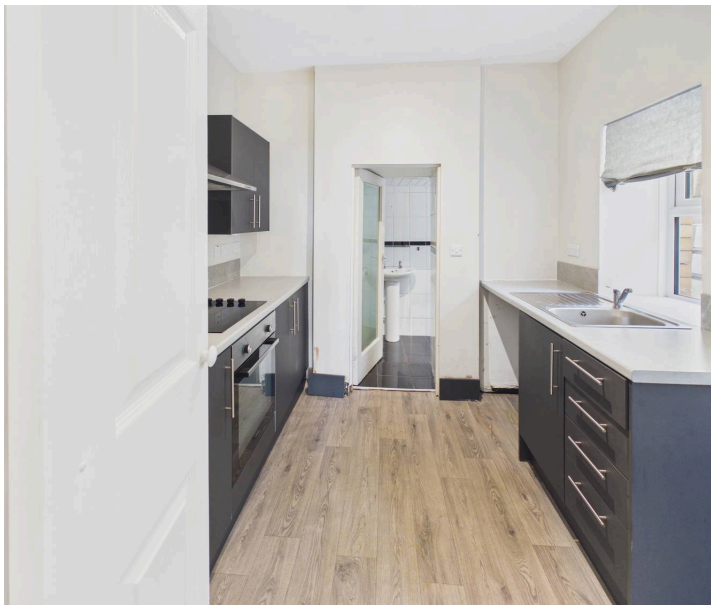
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- 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





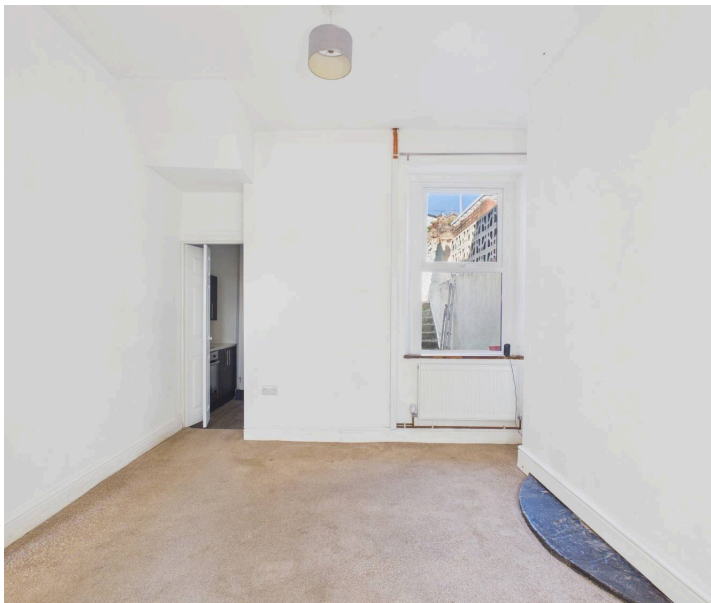




**ON STREET**

1 Parking Space

Ample on street parking is available.

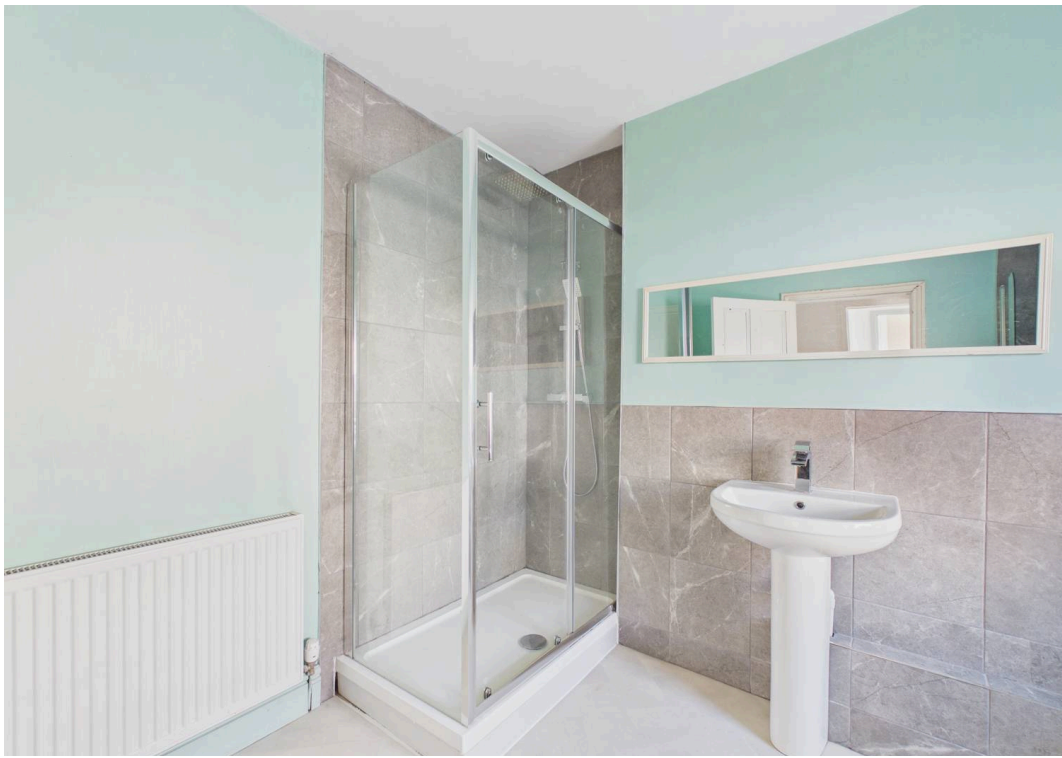


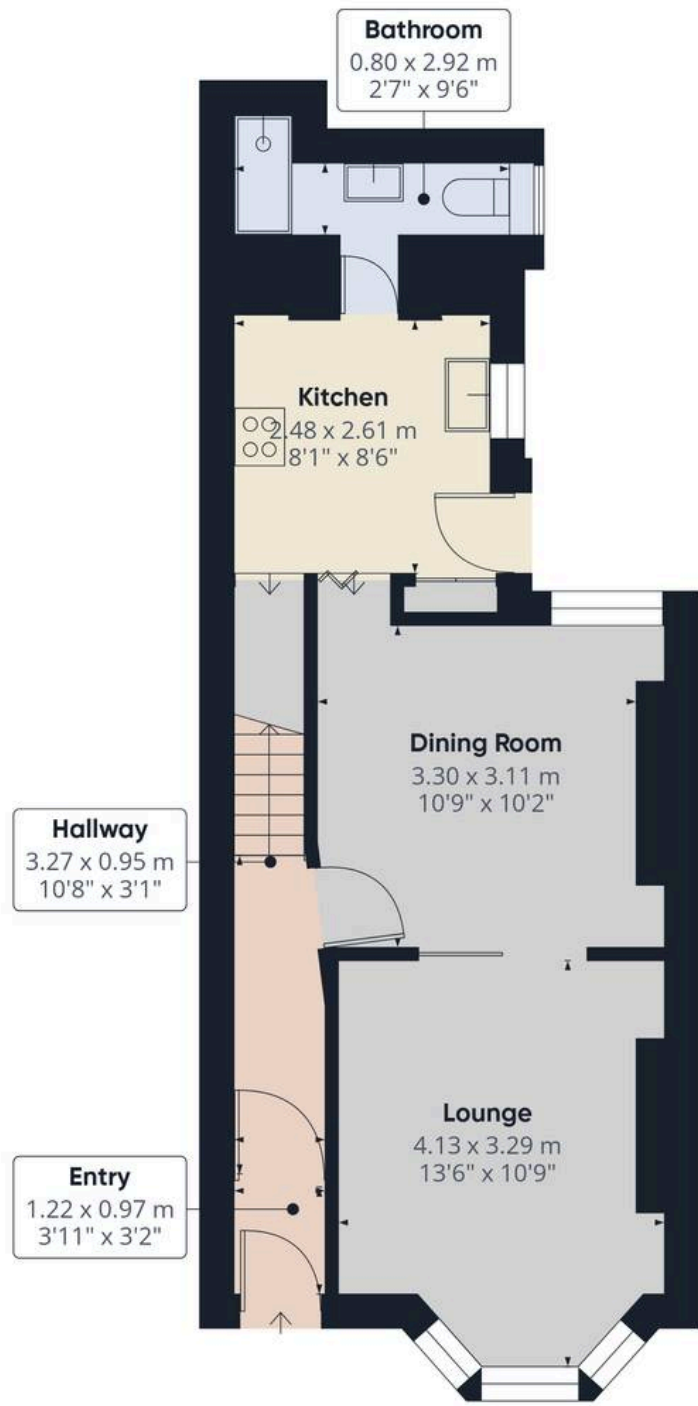












Approximate total area<sup>(1)</sup>

40.7 m<sup>2</sup>  
438 ft<sup>2</sup>

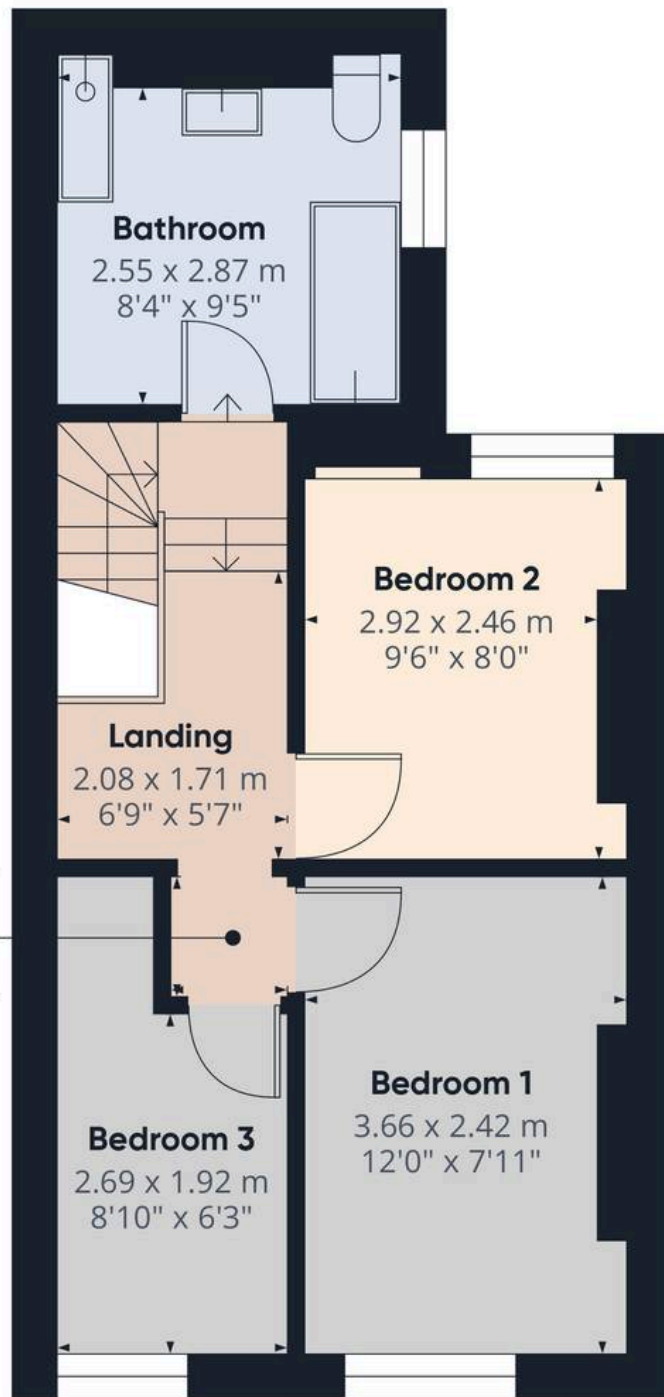
(1) Excluding balconies and terraces

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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Floor 0



Floor 1

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

35.5 m<sup>2</sup>  
383 ft<sup>2</sup>

(1) Excluding balconies and terraces

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## Chris Davies Estate Agents

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HELPFUL INFORMATION - whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.