



TRINITY STREET

BARRY

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BARRY, CF 62 7E W

## GUIDE PRICE

£220,000 - FREEHOLD

 2 Bed

 1 Bath

 914.60 sq ft

Situated in the desirable West End of Barry, this charming house on Trinity Street offers a delightful blend of comfort and convenience. Spanning an impressive 915 square feet, the property features two spacious reception rooms, perfect for entertaining guests or enjoying quiet evenings at home.

The house boasts a modern bathroom, ensuring that your daily routines are both comfortable and efficient. One of the standout features of this property is the distant sea views, providing a picturesque backdrop that enhances the overall appeal of the home.

Situated close to local shops, schools, and public transport, this location is perfect for those who value accessibility and community. The absence of a chain means that you can move in without delay, making this an excellent opportunity for prospective buyers.

Whether you are looking for a new home or an investment opportunity, this house on Trinity Street is not to be missed. Embrace the chance to live in a vibrant area with all the amenities you need right at your doorstep.

**ENTRANCE**  
Via UPVC door with decorative stained glass panel leading into;

**HALLWAY**  
3'0"  
Coving to ceiling. Radiator. Fitted carpet. Open to;

**LIVING ROOM**  
15'3" x 12'0"  
UPVC double glazed window to the rear elevation. Coving to ceiling. Staircase rising to first floor landing with storage below. Radiator. Fitted carpet. Door into kitchen and open to;

**DINING ROOM**  
11'9" x 10'6"  
UPVC double glazed bay window to the front elevation. Coving to ceiling. Radiator. Fitted carpet.

**KITCHEN**  
10'2" x 9'11" door 12'6"  
UPVC double glazed window and door to the side elevation giving access to the rear garden. Coving and spotlights to ceiling. Range of wall and base unit with work surfaces over. Built in oven with four ring gas hob and extractor fan above. Stainless steel sink and drainer with mixer tap over. Ample space and plumbing for under-counter white goods and upright fridge/freezer. Tall modern radiator. Wood effect flooring.

**FIRST FLOOR LANDING**  
Access to loft space. Fitted carpet. Doors off to all rooms.

**BEDROOM ONE**  
16'2" x 10'7"  
Two UPVC double glazed windows to the front elevation. Coving to ceiling. Radiator. Fitted carpet.

**BEDROOM TWO**  
12'1" x 9'9"  
UPVC double glazed window to the rear elevation. Coving to ceiling. Radiator. Fitted carpet.

**BATHROOM**  
9'10" x 9'0"  
UPVC double glazed obscure window to the rear elevation. Tiling to all walls. Three piece suite comprising; Low level W/C, Vanity unit housing the wash hand basin with mixer tap over and bath with mixer tap and waterfall shower over. Built in cupboard housing the wall mounted combination boiler. Two tall modern radiators. Wood effect flooring.

**REAR GARDEN**  
Enclosed with stone brick walls. Mainly laid with patio slabs. Impressive views of the Sea and beyond.





| Energy Efficiency Rating                    |           |                                                                                                                |
|---------------------------------------------|-----------|----------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                      |
| Very energy efficient - lower running costs |           |                                                                                                                |
| (92 plus) <b>A</b>                          | <b>71</b> | <b>89</b>                                                                                                      |
| (81-91) <b>B</b>                            |           |                                                                                                                |
| (69-80) <b>C</b>                            |           |                                                                                                                |
| (55-68) <b>D</b>                            |           |                                                                                                                |
| (39-54) <b>E</b>                            |           |                                                                                                                |
| (21-38) <b>F</b>                            |           |                                                                                                                |
| (1-20) <b>G</b>                             |           |                                                                                                                |
| Not energy efficient - higher running costs |           |                                                                                                                |
| England & Wales                             |           | EU Directive<br>2002/91/EC  |



**Trinity Street, Barry, CF62 7EW**

All measurements are approximate and for display purposes only

BARRY & THE VALE'S HOME FOR

STYLISH SALES  
& LETTINGS



KNIGHTS