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65 High Street, Barry CF62 7DU
£240,000 Freehold

3 BEDS | 1 BATH | 3 RECEPT | EPC RATING D

Situated in the desirable 'West End' area of Barry, this immaculate mid-terraced house offers a perfect blend of traditional charm and modern living. With three reception rooms and three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

Upon entering, you are greeted by a welcoming hallway that leads to a comfortable sitting room, perfect for relaxation. The living room boasts a delightful log-burning stove and a feature fireplace, creating a warm and inviting atmosphere. The modern fitted kitchen is both stylish and functional, while the separate dining room, with its French doors, opens up to the rear garden, making it an excellent space for entertaining.

On the first floor, you will find two spacious double bedrooms, complemented by a beautifully presented family bathroom. This bathroom features a stunning central double-ended freestanding bath, offering a touch of luxury for your daily routine. Ascend to the second floor, where a further double bedroom awaits, providing additional privacy and comfort.

The rear garden is a true highlight of this property. It is enclosed and tiered, featuring a decked patio area that is perfect for al fresco dining or enjoying a quiet moment outdoors. The garden is adorned with established shrubbery and decorative chippings, creating a low-maintenance yet attractive outdoor space.

This property is ideally located within walking distance to local shops, schools, and public transport, making it a convenient choice for everyday living. Viewing is highly recommended to fully appreciate the quality and charm this home has to offer.

FRONT
Flush front to pavement. UPVC double glazed front door leading to the entrance hallway.

Entrance Hallway
3'06 x 15'09 (1.07m x 4.80m)
Smoothly plastered ceiling with original coving, smoothly plastered walls with dado rail. Ceramic tiled decorative flooring. UPVC double glazed front door with obscured glass insert and skylight. Fitted carpet staircase leading to the first floor. Wood panelled door leading through to sitting room.

Sitting Room
11'08 x 12'06 (3.56m x 3.81m)
Smoothly plastered ceiling with coving, smoothly plastered walls. Engineered wood flooring. Through opening to kitchen and dining. Through opening to living room. Wood panelled door leading to the entrance hallway.

Living Room
12'00 x 12'01 (3.66m x 3.68m)
Smoothly plastered ceiling with original coving, smoothly plastered walls. Continuation of engineered wood flooring. UPVC double glazed windows to the front elevation with bespoke fitted shutters. Log burning stove, floating mantle slate hearth. Through opening to sitting room.

Kitchen
5'11 x 12'05 (1.80m x 3.78m)
Smoothly plastered ceiling with lantern, smoothly plastered walls. Continuation of engineered wood flooring. UPVC double glazed window to the rear elevation. Modern fitted kitchen comprising of wall and base units, composite worktops. Ceramic tiled splashbacks. Composite sink. Space for washing machine, space for dishwasher, space for fridge / freezer. Integrated induction hob. Integrated oven. Through opening to dining room, through opening to sitting room.

Dining Room
17'05 x 17'08 (5.31m x 5.38m)
Smoothly plastered ceiling with inset lights, smoothly plastered walls. Continuation of engineered wood flooring. Wall mounted radiators. UPVC double glazed French doors leading out to the rear garden. Through opening to kitchen. Access to under stairs storage.

FIRST FLOOR

First Floor Landing
5'05 x 11'10 (1.65m x 3.61m)
Textured ceiling with coving, smoothly plastered walls. Fitted carpet flooring. Split-level landing with wood panelled doors leading to bedrooms one and three. A further wood panelled door leading to the family bathroom. Staircase rising to the second floor.

Bedroom One
11'11 x 16'00 (3.63m x 4.88m)
Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed windows to the front elevation. Wood panelled doors leading through to the first floor landing.

Bedroom Three
10'01 x 11'09 (3.07m x 3.58m)
Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. UPVC double glazed window to the rear elevation. Wood panelled door leading through to the first floor landing. Housed wall mounted combination boiler.

Family Bathroom
7'08 x 11'10 (2.34m x 3.61m)
Smoothly plastered ceiling with inset lights, smoothly plastered walls. Ceramic tiled flooring. Porcelain tiled splashback's. Wall mounted towel rail. UPVC double glazed window with obscured glass to the side. Freestanding double ended central bath. Double shower with thermostatically controlled shower overhead. Vanity wash hand basin. Close coupled toilet.

SECOND FLOOR

Second Floor Landing
2'11 x 6'07 (0.89m x 2.01m)
Textured ceiling with coving, smoothly plastered walls. Staircase. Wood panelled door leading to bedroom two. UPVC double glazed window to the rear.

Bedroom Two
14'06 x 14'06 (4.42m x 4.42m)
Smoothly plastered ceiling with coving, smoothly plastered walls - part papered. Fitted carpet flooring. UPVC double glazed window to the rear elevation. Wood panelled door leading to the second floor landing.

REAR
Enclosed rear tiered garden. Paved pathway steps rising to an area of laid decorative sandstone chippings, planted established shrubbery. Decked steps rising to a decked patio area providing ample room for garden furniture. Venetian styled fencing surrounding. UPVC double glazed French doors leading to the dining room.

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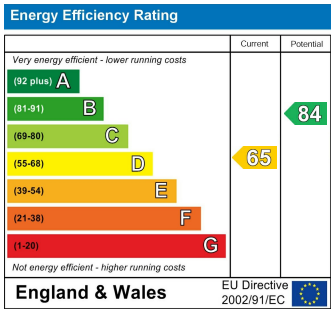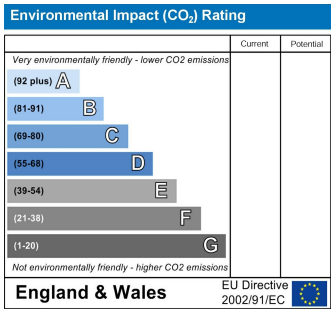
TENURE
We have been advised that the property is Freehold. You are advised to check these details with your solicitor as part of the conveyancing process.