



GEORGE STREET

BARRY



# GEORGE STREET

TOWN CENTRE, CF63 4NJ

OFFERS INVITED

£195,000 -

FREEHOLD



2 Bed



2 Bath



965.00 sq ft

Situated in the heart of Barry, this charming property offers 2 reception rooms, 2 double bedrooms, and 2 bathrooms, making it an excellent choice for first-time buyers, small families, or investors.

The home boasts generously sized rooms throughout, providing plenty of space for both everyday living and entertaining. The flexible layout caters to a range of lifestyles and needs.

Located close to shops, schools, and public transport, everything you need is within easy reach.

Offered with no onward chain, this property is ready for a smooth and hassle-free move.

## ENTRANCE

### PORCH

3'01" x 2'04"

### LIVING ROOM

14'07" x 9'05" (12'08')

### DINING ROOM

14'07" x 9'07"

### KITCHEN

12'11" (14'0") x 8'10"

### REAR LOBBY

### SHOWER ROOM

9'09" (6'03") x 5'9"

### UTILITY

4'06" x 5'01"

## FIRST FLOOR LANDING

### BEDROOM ONE

14'07" x 10'01"

### BEDROOM TWO

11'08" x 8'09"

### BATHROOM

9'06" x 8'08" (6'02")

## GARDEN

### SCHOOL CATCHMENT

My English medium primary catchment area is Holton Primary School

My English medium secondary catchment area is Pencoedre High School

My Welsh medium primary catchment area is Ysgol Sant Curig

My Welsh medium secondary catchment area is Ysgol Gymraeg Bro Morgannwg

## TENURE

We have been advised by our client that the property is Freehold, this is to be confirmed by your legal advisor.


## COUNCIL TAX

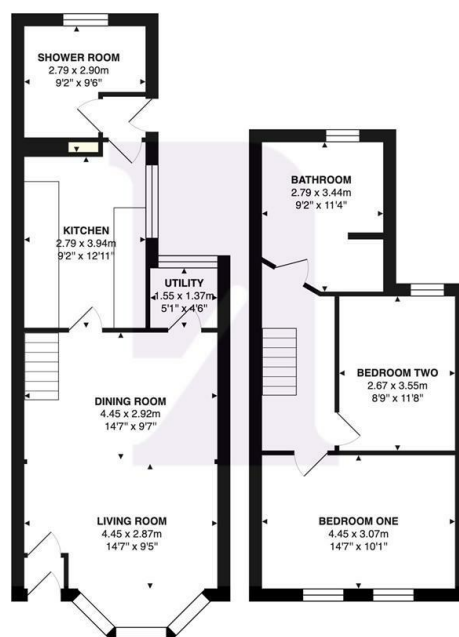
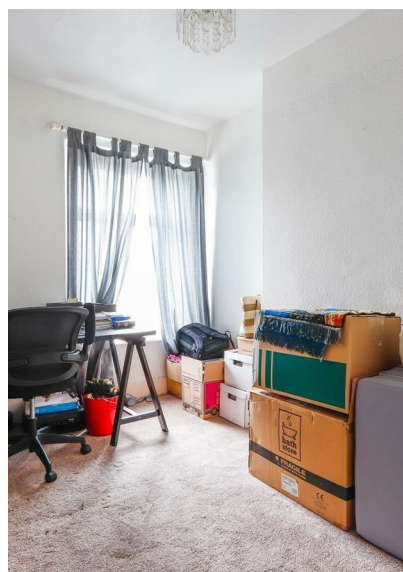
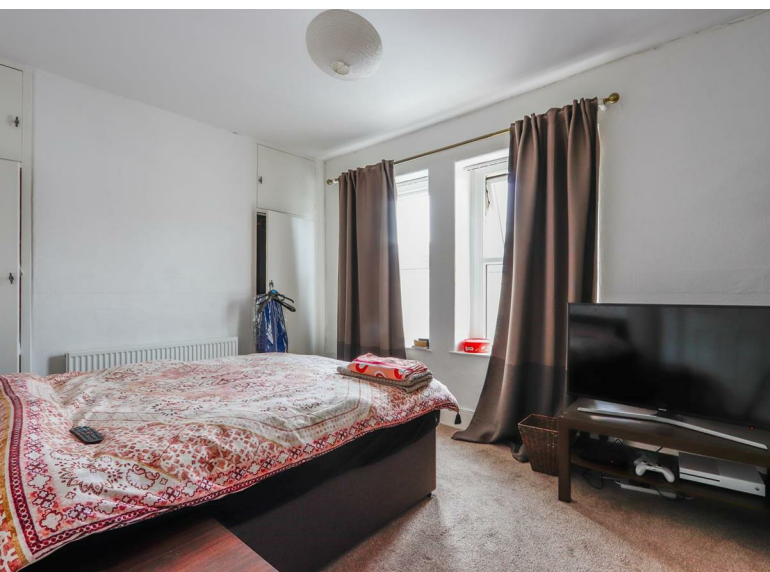
Band C







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</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 2002/91/EC 



George Street, Barry, CF63 4NJ

Total Area: 89.7 m<sup>2</sup> ... 965 ft<sup>2</sup>

All measurements are approximate and for display purposes only

BARRY & THE VALE'S HOME FOR

STYLISH SALES  
& LETTINGS



KNIGHTS