



BEATRICE ROAD.

BARRY



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BARRY, CF63 3QF

NO ONWARD CHAIN

£190,000 - LEASEHOLD



3 Bed



1 Bath



1012.00 sq ft

Welcome to Beatrice Road, Barry! This charming house offers a modern floor plan, ideal for entertaining guests or simply relaxing with your loved ones. With three spacious bedrooms, there's plenty of space for the whole family to enjoy.

Whether you're looking for your first home or an investment opportunity, this property is a fantastic choice. Situated close to shops, schools, and public transport routes, convenience is at your doorstep.

Don't miss out on the chance to make this house your own and experience the wonderful lifestyle that Beatrice Road has to offer. Contact us today to arrange a viewing and start your journey towards owning this fantastic property!

**HALLWAY**  
3'3"

**OPEN PLAN LIVING/DINING ROOM**  
22'01" (24'07") x 11'11"

**OPEN PLAN KITCHEN/DINER**  
19'06" x 9'10"

**FIRST FLOOR LANDING**

**BEDROOM ONE**  
14'02" x 8'03" (9'06")

**BEDROOM TWO**  
11'06" x 8'11"

**BEDROOM THREE**  
11'0" x 6'08"

**BATHROOM**  
9'03" x 7'06"

## TENURE

We have been advised by our client that the property is Leasehold. A 999 year lease with 880 years remaining. Ground rent is £3 Per Annum

**COUNCIL TAX**  
Band C

## SCHOOL CATCHMENT

My English medium primary catchment area is Holton Primary School

My English medium secondary catchment area is Pencoedtre High School

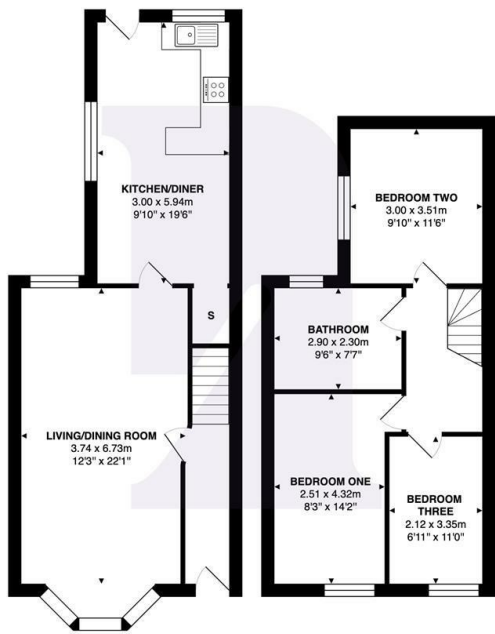
My Welsh medium primary catchment area is Ysgol Sant Curig

My Welsh medium secondary catchment area is Ysgol Gymraeg Bro Morgannwg





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



Beatrice Road, Barry, CF63 3QF  
Total Area: 94.1 m<sup>2</sup> ... 1012 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

BARRY & THE VALE'S HOME FOR

STYLISH SALES  
& LETTINGS



KNIGHTS