



## 29 Arthur Street, Barry CF63 2RB

### £189,950

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

A modern, end of link dwelling, ideally placed near the link road, leading to Cardiff and the M4. All amenities are in close proximity. A well presented dwelling and viewing is recommended. Briefly comprising, entrance hallway, W.C./Cloakroom, living room, kitchen/breakfast room, to the first floor, three bedrooms and a family bathroom. To the front an enclosed corner garden, laid to lawn planted with shrubs. Side access leading to a low maintenance garden, block paved patio. Driveway to the rear proving ample parking.

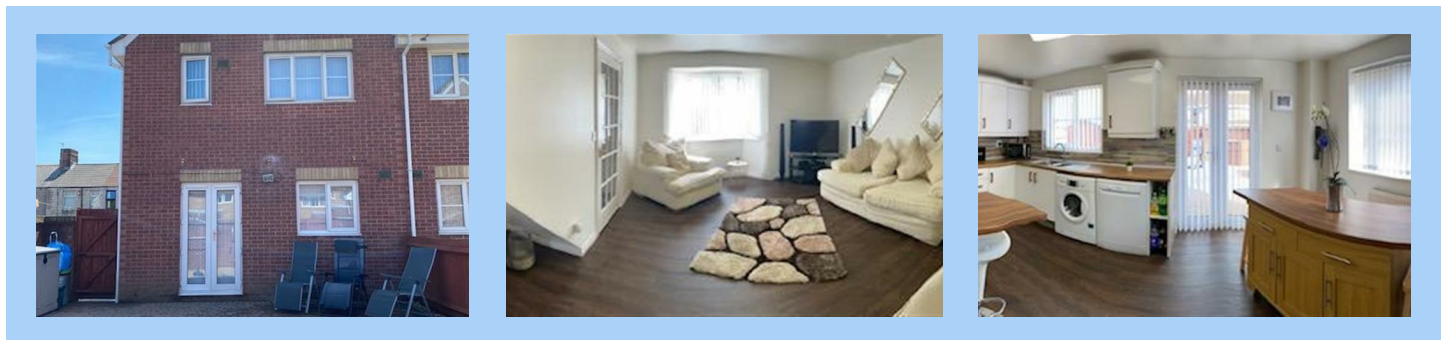
Benefiting from installed ladders to attic which has partially been boarded out.

The property has recently been updated and refurbished throughout with many items remaining to be confirmed via Solicitors upon negotiation. Gas central heating and UPVC double glazed throughout. The property is offered with No forward chain.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<div>74</div> <div>88</div>
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</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 environmentally friendly - higher CO <sub>2</sub> emissions		
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