



8 Glebe Street, Barry CF63 1EF £185,000 Freehold

3 BEDS | 1 BATH | 2 RECEPT | EPC RATING

Nestled on Glebe Street in the charming town of Barry, this delightful mid-terraced house presents an excellent opportunity for both first-time buyers and families alike. Ideally situated within close proximity to local shops, schools, and public transport.

Upon entering, you are greeted by a welcoming entrance porch adorned with original quarry tiled flooring, which seamlessly flows into the entrance hallway. The ground floor boasts two spacious reception rooms, perfect for entertaining or relaxing with family. The fitted kitchen is conveniently located, and a modern shower room completes the downstairs layout, ensuring practicality for everyday living.

As you ascend to the first floor, you will find three well-proportioned bedrooms, each offering a comfortable retreat. A fixed staircase leads to the attic space, presenting exciting potential for future development, whether it be an additional bedroom, office, or playroom.

The property also features an enclosed rear garden, complete with a patio area and established shrubbery, providing a lovely outdoor space for al fresco dining or simply enjoying the fresh air.

Additional benefits include UPVC double glazing and gas central heating throughout, ensuring warmth and comfort all year round. Off road parking at the front of the property.



FRONT

Flush front to pavement. UPVC double glazed front door leading to the entrance porch. Off road parking available.

Entrance Porch

3'00 x 3'10 (0.91m x 1.17m)

Papered ceiling with coving, papered walls. Original quarry tiled flooring. UPVC double glazed door with obscured glass insert and skylight. Wood framed door with obscured glass insert leading through to entrance hallway.

Entrance Hallway

2'09 x 8'06 (0.84m x 2.59m)

Papered ceiling with coving, papered walls. Original quarry tiled flooring. Wall mounted radiator. Wood panelled door leading through to dining room. Fitted carpet staircase rising to the first floor. Wood framed door with obscured glass insert leading through to the entrance porch

Dining Room

9'10 x 11'01 (3.00m x 3.38m)

Papered ceiling with inset lights and coving, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the front elevation with bespoke fitted shutters. Wood panelled door leading through to the entrance hallway. Through opening to living room.

Living Room

11'04 x 11'09 (3.45m x 3.58m)

Papered ceiling with coving and inset lights, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Through opening to dining area. Wood panelled door leading through to the kitchen.

Kitchen

7'03 x 12'06 (2.21m x 3.81m)

Smoothly plastered ceiling, smoothly plastered walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed windows to the side elevation. Fitted kitchen comprising of wall and base units. Wood laminate worktops. Stainless steel sink. Integrated electric hob, integrated oven. Space for washing machine, space for dishwasher.

Inner Lobby

2'08 x 6'02 (0.81m x 1.88m)

Smoothly plastered ceiling, smoothly plastered walls. Vinyl flooring. UPVC double glazed door with obscured glass insert leading to the rear garden. Wood panelled door leading through to shower room. Through opening to kitchen. Space for fridge / freezer.

Bathroom

6'02 x 7'10 (1.88m x 2.39m)

Smoothly plastered ceiling with inset lights, porcelain tiled walls. Ceramic tiled flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Double shower with thermostatically controlled rainfall shower overhead. Vanity wash hand basin. Close coupled toilet. Wall mounted housed boiler. Wood panelled door leading through to the inner lobby.

FIRST FLOOR

First Floor Landing

5'04 x 11'11 (1.63m x 3.63m)

Smoothly plastered ceiling with coving, papered walls. Fitted carpet flooring. Split-level landing. Wood panelled doors leading to bedrooms one, two and bedroom three. A further wood panelled door leading to a fixed staircase rising to the attic area.

Bedroom One

9'03 x 11'10 (2.82m x 3.61m)

Textured ceiling with coving, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed windows to the front elevation. Wood panelled door leading through to the first floor landing. Built in wardrobes.

Bedroom Two

8'03 x 9'01 (2.51m x 2.77m)

Smoothly plastered ceiling with coving, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Under stairs storage. Wood panelled door leading through to the first floor landing.

Bedroom Three

7'03 x 9'04 (2.21m x 2.84m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to side elevation. Wood panelled door leading through to the first floor landing.

ATTIC

11'00 x 13'02 (3.35m x 4.01m)

Boarded with power and lighting.

REAR

Enclosed rear garden, paved pathway. Raised patio area with laid decorative chippings. Laid Astro turfed lawn. Planted established shrubbery. UPVC double glazed door leading to inner lobby.

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

Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

PROCEEDS OF CRIME ACT 2002

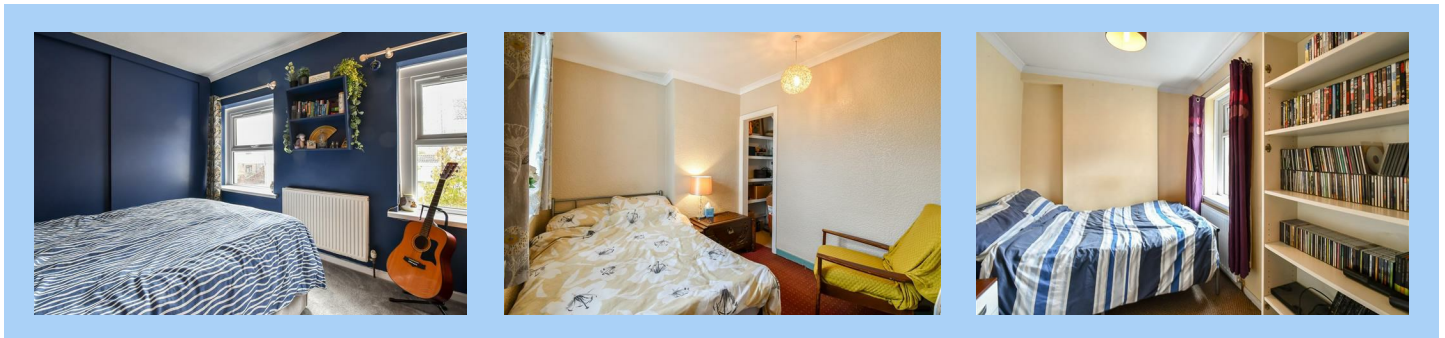
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TENURE

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.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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