



Guthrie Street, Barry, The Vale Of Glamorgan, CF6

DanielMatthew
ESTATE AGENTS

Guthrie Street, Barry, The Vale Of Glamorgan. CF63 4PR

Offers In Excess Of £205,000

RECENTLY REFURBISHED. Daniel Matthew estate agents are pleased to offer to the market this bay fronted terraced property. Comprising of Hallway, lounge, dining room and fitted kitchen to the ground floor. Two bedrooms and a family bathroom to the first floor and a loft room to the top of the property. Benefiting from double glazing, gas central heating. Painted throughout, newly fitted carpets and a new fitted kitchen with Brand new oven, hob and cooker hood. Situated in the town centre of Barry close to all local amenities. Viewing's are highly recommended. To book to view call 01446502806

Entrance Hallway

Enter through UP VC door with glazed panels. Into the hallway which has original terrazzo tiled flooring, Radiator. Staircase rising to the first floor with newly fitted carpet.

Lounge

(10' 09" Max x 12' 01" Max) or (3.28m Max x 3.68m Max)

Newly fitted carpet. Bay window to front. Radiator. Coved and papered ceiling. Cupboard housing gas meter. Neutral decor.

Dining Room

(11' 03" Max x 12' 01" Max) or (3.43m Max x 3.68m Max)

Newly fitted carpet. Under stairs storage cupboard. Radiator. Flat plastered walls and ceiling. Neutral decor. Door into :-



Kitchen

(9' 0" Max x 8' 06" Max) or (2.74m Max x 2.59m Max)

Ceramic tiled flooring a newly fitted kitchen with a range of base and eye level units with complementing work surfaces. Inset single drainer sink with mixer tap over. Built in electric oven and four ring gas burner hob with stainless steel cooker hood over. Spaces for washing machine and fridge freezer. Window to side. Half glazed door giving access to rear garden.

Landing

Fitted carpet, Spindled balustrade Panelled door and staircase rising to loft room. Window to front.

Bedroom One

(8' 07" Max x 12' 02" Max) or (2.62m Max x 3.71m Max)

Newly fitted carpet, radiator. Window to rear. Flat plastered walls and ceiling with single pendant light fitting.

Bedroom Two

(9' 0" x 9' 08") or (2.74m x 2.95m)

New fitted carpet, radiator, neutral decor. Window to front.

Bathroom

(8' 08" x 9' 0") or (2.64m x 2.74m)

Vinyl tile effect flooring. A three piece suite in white briefly comprising of close coupled WC, pedestal wash hand basin and a panelled bath with shower head mixer tap and glass shower screen. Metro style tiling to some walls. Built in cupboard with wall mounted boiler.

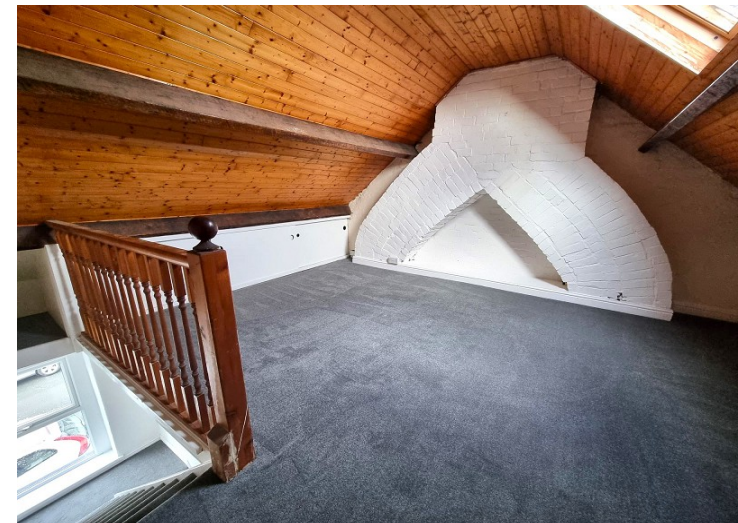
Loft Room

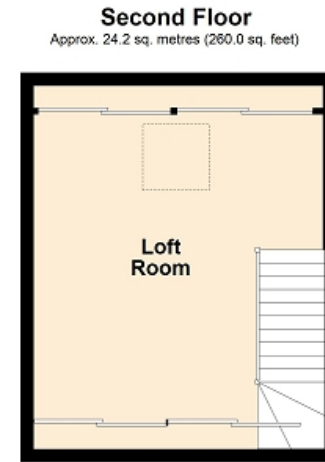
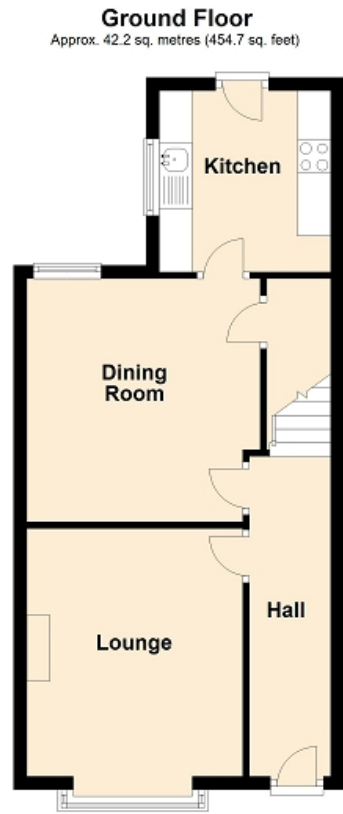
(14' 04" x 15' 03") or (4.37m x 4.65m)

Fitted carpet, radiator. Tongue and groove to ceiling. Storage into the eaves. Radiator. Velux window to rear.

Rear Garden

An enclosed rear garden. Paved pathway and patio area. Sunny aspect.





Total area: approx. 107.6 sq. metres (1157.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.