

UNDER OFFER



Gaen Street

West End, Barry, CF62 6JZ

WEST END, BARRY

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GUIDE PRICE

£240,000

2 BEDROOMS

1 BATHROOM

2 RECEPTIONS

754 SQ FT

753.474 SQFT

MODERN FITTED KITCHEN

ENCLOSED REAR GARDEN

IDEAL FOR FIRST-TIME BUYERS,
DOWNSIZERS OR INVESTORS

MOVE-IN READY ACCOMMODATION

BEAUTIFULLY PRESENTED TWO-
BEDROOM HOME

WELL DESIGNED BATHROOM

VERSATILE GARDEN
WORKSHOP/HOME OFFICE

CLOSE TO LOCAL AMENITIES,
SCHOOLS AND TRANSPORT LINKS



THE PROPERTY

Recently renovated throughout, this beautifully presented two-bedroom home offers stylish, move-in-ready accommodation in a popular and convenient location in Barry. The property features two spacious reception rooms, a modern fitted kitchen, a contemporary family bathroom, and two generously sized bedrooms, making it an ideal purchase for first-time buyers, downsizers, or investors alike.

To the rear, the enclosed garden benefits from a versatile workshop, perfect for those working from home, pursuing hobbies, or requiring additional storage. Ideally positioned within walking distance of local beaches, Porthkerry Park, schools, shops, and excellent transport links, this charming home combines character with modern living in a highly desirable setting.

A viewing is highly recommended to fully appreciate everything this property has to offer.



INSIDE



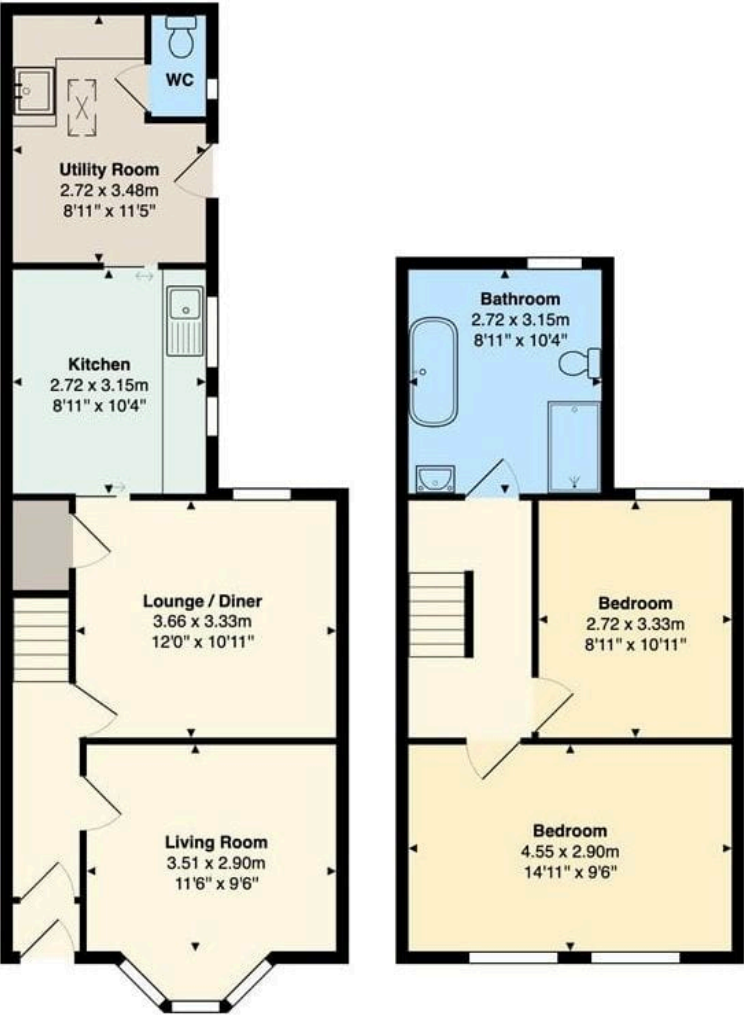
ACCOMMODATION

HALLWAY	0.94m / 0.79m
LIVING ROOM	3.07m x 2.90m / 3.76m
LOUNGE/DINER	3.66m x 3.33m
KITCHEN	2.46m x 3.15m
UTILITY ROOM	2.72m x 3.48m
W/C	0.76m x 1.42m
BEDROOM ONE	4.50m x 2.92m
BEDROOM TWO	2.72m x 3.30m
BATHROOM	3.15m x 2.46m

PROPERTY TYPE	HOUSE - MID TERRACE
INTERNAL AREA	754 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND C · ABOUT £1,984 A YEAR <i>Vale of Glamorgan Council, 2026/27 estimate</i>
EPC RATING	56 · POTENTIAL 84

FLOORPLAN

Gaen Street, Barry, CF62 6JZ



Total Area: 86.0 m² ... 926 ft²

All measurements are approximate and for display purposes only

Not to scale. Measurements are approximate and for illustration only.



Sam Draisey

BRANCH MANAGER AND PT IN HER SPARE TIME
BARRY BRANCH

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SCAN TO SEE WHAT'S
NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 84 High Street, Barry, CF62 7DX. 01446 700222. The Property Ombudsman, membership D03828.
jeffreygross.co.uk