

UNDER OFFER

# Kathleen Street

*West end, Barry, CF62 6JX*

WEST END, BARRY

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PRICE GUIDE

£225,000

3 BEDROOMS

1 BATHROOM

1 RECEPTION

958 SQ FT

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958SQFT

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WEST END

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THREE BEDROOMS

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CLOSE TO LOCAL AMENITIES

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REAR GARDEN



## THE PROPERTY

Situated in the highly desirable West End of Barry, this recently refurbished three-bedroom home perfectly combines modern comfort with everyday convenience.

The property features three generous double bedrooms, offering plenty of space for families, guests, or a home office. Upon entry, you're welcomed by a bright and inviting reception room, an ideal setting for relaxing or entertaining. The layout has been thoughtfully designed to maximise both comfort and functionality, while the stylish bathroom caters perfectly to the needs of a busy household.

A true highlight of this home is the large, level rear garden, a versatile outdoor space perfect for children to play, summer barbecues, or simply unwinding in the fresh air.

The location is exceptional, with local shops, schools, and public transport all within walking distance, making daily life effortless. For those who love the outdoors, Barry's beautiful beaches and coastal paths are just a short stroll away.

This is an outstanding opportunity to join a vibrant community while enjoying the benefits of a modern, move-in-ready home. Don't miss your chance to make this charming property your new home in Barry's West End.

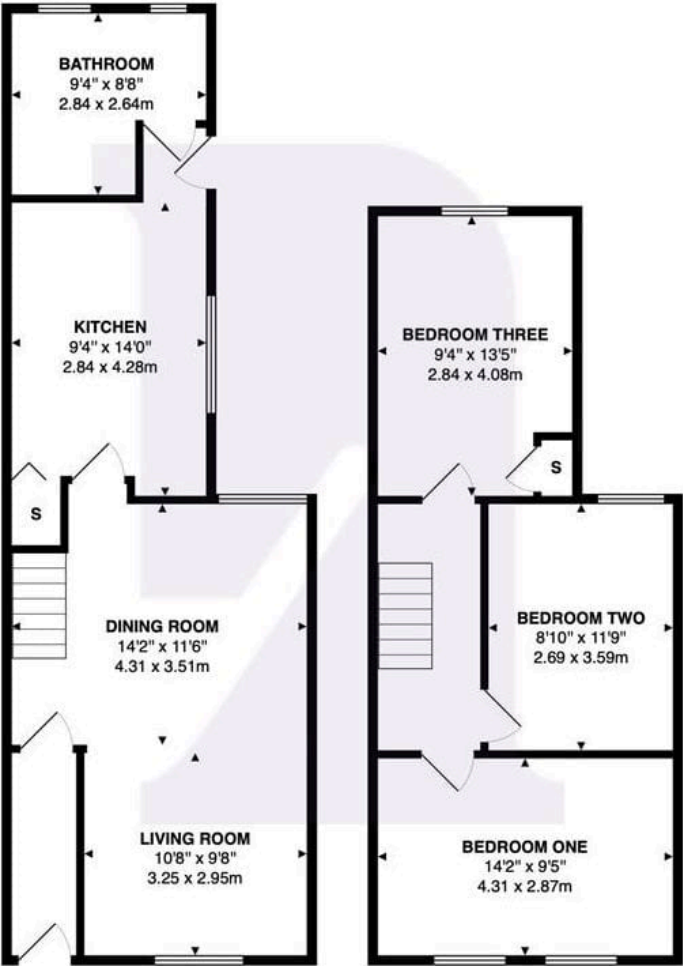


ACCOMMODATION

|               |                               |
|---------------|-------------------------------|
| HALLWAY       | 0.94m x 2.95m                 |
| LIVING ROOM   | 2.87m x 3.25m                 |
| DINING ROOM   | 3.81m / 3.51m x 4.34m         |
| KITCHEN       | 3.99m x 2.82m                 |
| REAR LOBBY    | 0.97m x 0.91m                 |
| BATHROOM      | 1.55m / 2.51m x 2.16m / 1.22m |
| BEDROOM ONE   | 4.34m x 2.87m                 |
| BEDROOM TWO   | 3.78m x 2.69m                 |
| BEDROOM THREE | 2.82m x 4.01m                 |

|               |                                                                                    |
|---------------|------------------------------------------------------------------------------------|
| PROPERTY TYPE | HOUSE - MID TERRACE                                                                |
| INTERNAL AREA | 958 SQ FT                                                                          |
| TENURE        | FREEHOLD                                                                           |
| COUNCIL TAX   | BAND C · ABOUT £1,984 A YEAR<br><i>Vale of Glamorgan Council, 2026/27 estimate</i> |
| EPC RATING    | 59 · POTENTIAL 82                                                                  |

Kathleen Street, Barry, CF62 6JX



Total Area: 958 ft² ... 89.0 m²

All measurements are approximate and for display purposes only



## Cassie Deans

SENIOR VALUER

BARRY BRANCH

01446 700222

84 HIGH STREET, BARRY, CF62 7DX

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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.  
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