





74 George Street

Barry, Barry

Two bedroom terrace with no onward chain. Features open plan lounge/diner, spacious kitchen, two double bedrooms, office, loft room and large enclosed rear garden. Ideal for first-time buyers or investors alike!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- NO ONWARD CHAIN
- IDEAL FIRST TIME BUY OR INVESTMENT
- OPEN PLAN LOUNGE/DINER PERFECT FOR ENTERTAINING
- SPACIOUS KITCHEN
- FIRST FLOOR BATHROOM
- TWO DOUBLE BEDROOMS
- OFFICE SPACE
- LOFT ROOM
- EPC D64





Porch

Entrance into the property via a uPVC front door with opaque glazing into the porch. The porch has wood effect flooring, half-height wall tiling with the remainder of the walls being smooth and a smooth ceiling. A radiator and a wooden glazed door leading through into the hallway.

Hallway

The hallway is carpeted with smooth walls and a smooth ceiling. There is a carpeted staircase leading to the first floor and a door giving access to the open plan lounge/diner.

Lounge/Diner

26' 1" x 12' 2" (7.95m x 3.71m)

Carpeted with smooth walls and a smooth ceiling. A large front aspect bay window, a rear aspect window, two radiators and a door giving access to an understairs storage cupboard. Open to the kitchen. Measurements have been taken into the bay and into the recesses either side of the chimney breast.

Kitchen

11' 0" x 9' 10" (3.36m x 2.99m)

Tiled flooring, half-height wall tiling with the remainder of the walls being smooth and a smooth ceiling. The kitchen comprises a good range of matching wooden eye and base level units with complementing laminate work tops. There is a stainless steel sink inset with a stainless steel mixer tap over top. There is a freestanding oven with a stainless steel extractor hood ovetop. Space and plumbing for a washing machine and space for a freestanding fridge/freezer. There is also a wall-mounted combi boiler, a side aspect window and a uPVC door with opaque glazing leading out into the garden.





Landing

A carpeted staircase gives access to a carpeted landing. The landing has smooth walls and a smooth ceiling. There is a radiator and doors giving access to two bedrooms, an office and a family bathroom.

Family Bathroom

11' 0" x 9' 10" (3.35m x 2.99m)

Vinyl flooring, smooth walls and ceiling. A four-piece white suite comprising a WC with a push button flush, a vanity wash basin with a stainless steel mixer tap over top, a bath with stainless steel pillar taps over top and a walk-in shower cubicle with an electric shower inset and a glass sliding shower screen. There is also a double opening storage cupboard, a radiator and an opaque side aspect window.

Bedroom One

11' 7" x 9' 5" (3.52m x 2.88m)

Carpeted with smooth walls and a smooth ceiling. A front aspect window and a radiator. Measurements have been taken into the recesses either side of the chimney breast.

Bedroom Two

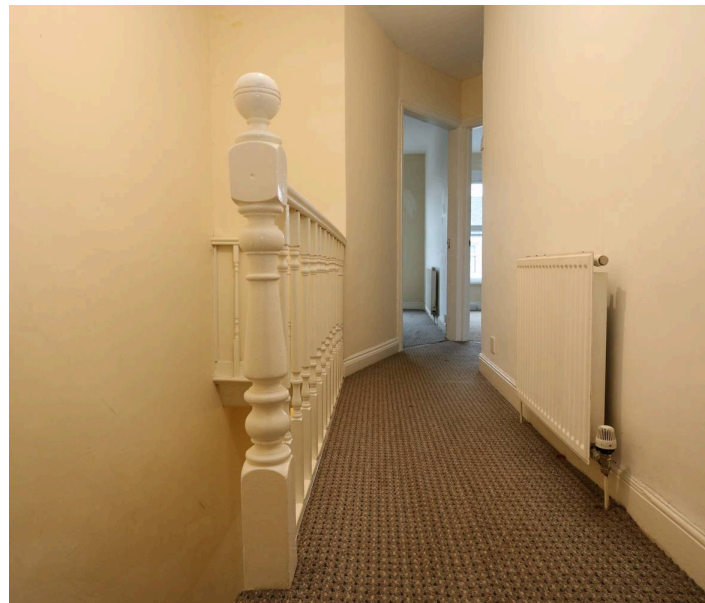
11' 0" x 9' 5" (3.35m x 2.88m)

Carpeted with wallpapered walls and a smooth ceiling. A rear aspect window and a radiator. Measurements have been taken into the recesses either side of the chimney breast.

Office

9' 6" x 5' 9" (2.89m x 1.75m)

Carpeted with smooth walls and a smooth ceiling. A radiator, a front aspect window and a carpeted staircase giving access to the loft room.





Loft Room

16' 0" x 12' 1" (4.87m x 3.68m)

Carpeted with smooth walls and a smooth ceiling.
There are doors giving access to storage in the eaves.
Two Velux windows and a radiator.

Front Garden

A small fore-courted front garden, fully enclosed by low brick walls and a pedestrian access gate.

Rear Garden

A generous low maintenance rear garden, fully enclosed by timber fencing. A gate to the rear gives access to the lane.

ON STREET

1 Parking Space

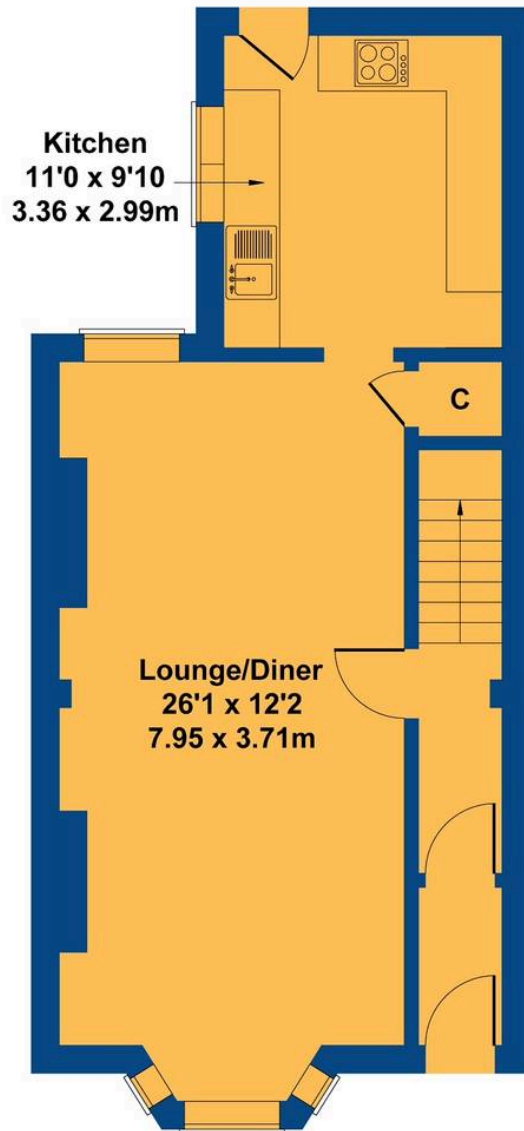






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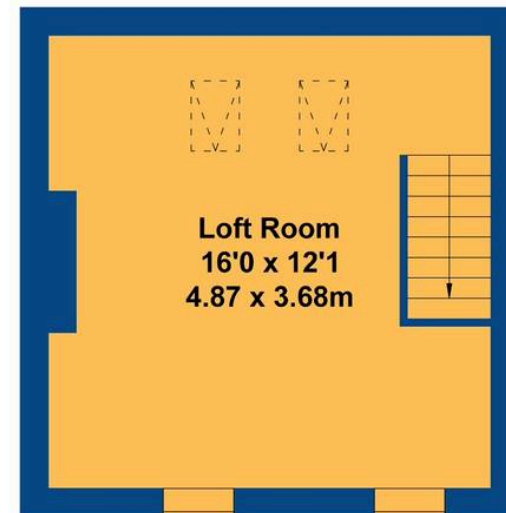
Approximate Gross Internal Area
1238 sq ft - 115 sq m



GROUND FLOOR



FIRST FLOOR



LOFT ROOM

Not to Scale. Produced by The Plan Portal 2025
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