



## Guys Road £270,000

- GARAGE TO REAR
- 3 BEDROOMS & LOFT ROOM
- CLOSE TO TRANSPORT LINKS: BARRY DOCKS TRAIN STATION & BUS ROUTES
- CLOSE TO TOWN CENTRE, SUPERMARKETS, PARKS, BEACHES, SCHOOLS
- EPC Rating: Awaiting



3 1 2



## About the property

3 BEDROOM SEMI-DETACHED - LOFT ROOM - GARAGE TO REAR. Close to local amenities; Barry Docks train station and bus routes, town centre shopping facilities, supermarkets, parks, beaches, popular school catchment, easy access to link roads leading to M4 corridor.

## Accommodation

### Entrance Hallway

### Lounge

11' 7" x 10' 2" ( 3.53m x 3.10m )

### Dining Room

13' 5" x 8' 7" ( 4.09m x 2.62m )

### Kitchen

18' 10" x 8' 8" ( 5.74m x 2.64m )

### Conservatory

9' 10" x 9' 2" ( 3.00m x 2.79m )

### Landing



### **Bedroom 1**

13' 6" x 9' 10" ( 4.11m x 3.00m )

### **Bedroom 2**

11' 8" x 10' 3" ( 3.56m x 3.12m )

### **Bedroom 3**

9' 11" x 8' 8" ( 3.02m x 2.64m )

### **Bathroom**

### **Loft Room**

22' 1" x 10' 9" ( 6.73m x 3.28m )

### **Rear Garden**

Enclosed rear garden with outside WC.

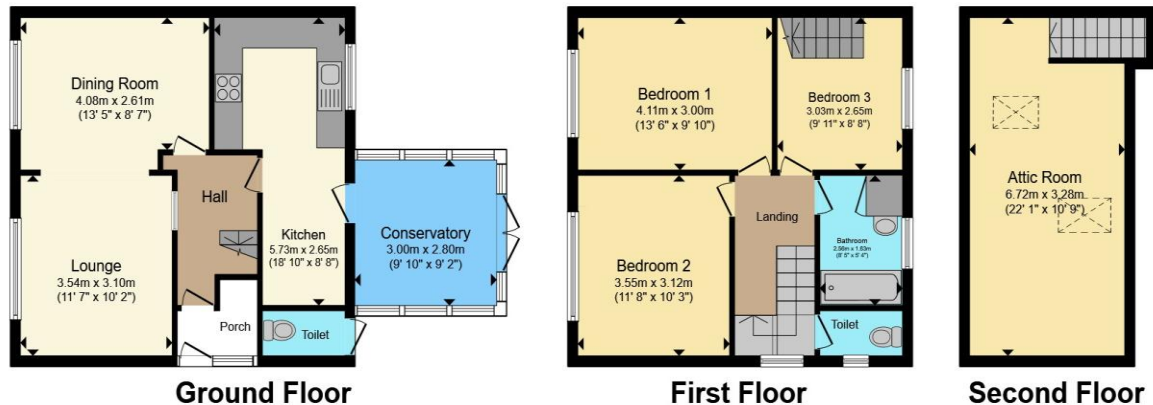
### **Garage**

With power. Up and over door leading to rear lane.

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## Floorplan



Total floor area 120.1 m<sup>2</sup> (1,293 sq.ft.) approx

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