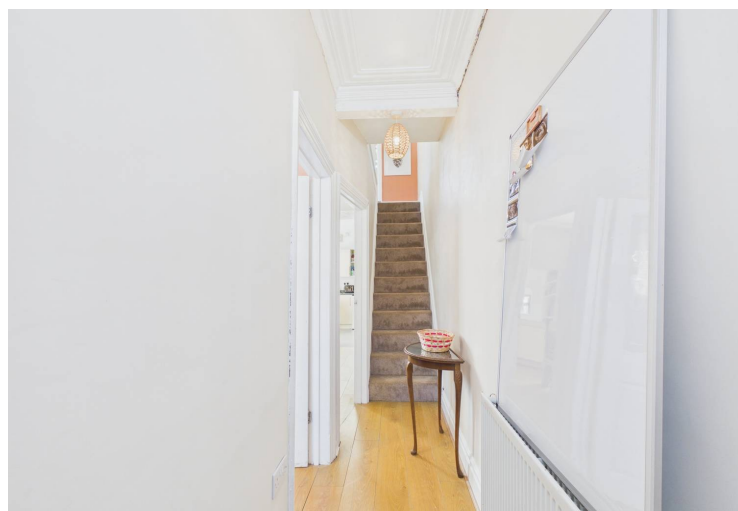
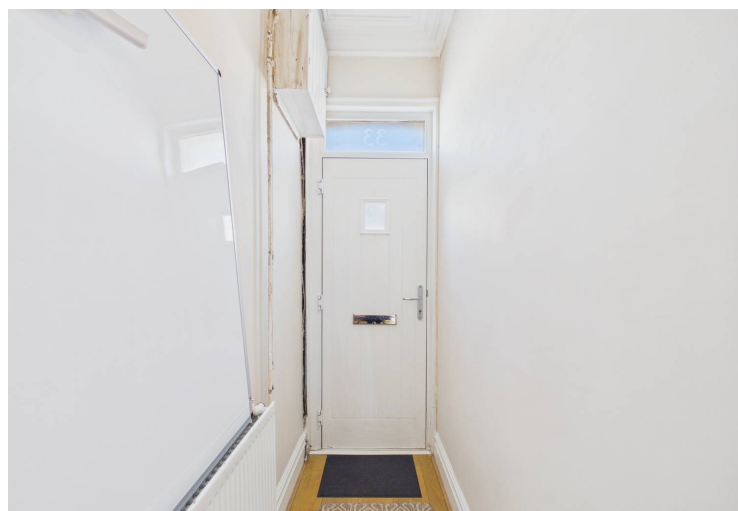




33 Guthrie Street, Barry

£180,000 Freehold

IDEAL FIRST TIME BUY OR INVESTMENT • WELL PRESENTED THROUGHOUT • SEPARATE LOUNGE AND DINING ROOM • MODERN FITTED KITCHEN • LEAN-TO • TWO DOUBLE BEDROOMS • SPACIOUS FIRST FLOOR FOUR-PIECE FAMILY BATHROOM • LARGE ENCLOSED REAR GARDEN • EPC D57 • EXCELLENT TRANSPORT LINKS AND CLOSE TO LOCAL AMENITIES





This well presented two bedroom end of terrace house offers an excellent opportunity for first time buyers or investors seeking a comfortable and conveniently located home. The property is thoughtfully arranged to maximise both space and functionality, featuring a separate lounge and dining room that provide versatile living and entertaining areas. The modern fitted kitchen is equipped with contemporary units and worktops, offering ample storage and preparation space for daily cooking needs. Adjacent to the kitchen is a practical lean-to, ideal for additional storage or utility purposes. Upstairs, you will find two generously sized double bedrooms, both of which benefit from natural light and provide ample space for bedroom furnishings. The spacious first floor family bathroom is a real highlight, comprising a four-piece suite (including a shower, bath, wash basin and WC) and finished to a high standard, creating a relaxing and practical environment for family life. The property benefits from an EPC rating of D57, ensuring a good level of energy efficiency. Situated in a highly convenient location, this attractive home is within easy reach of excellent transport links, making commuting straightforward and is close to a range of local amenities including shops, schools and leisure facilities. This property is ready to move into and would make a superb purchase for those looking for a stylish, low maintenance home in a popular and well-connected area.



Council Tax band: C

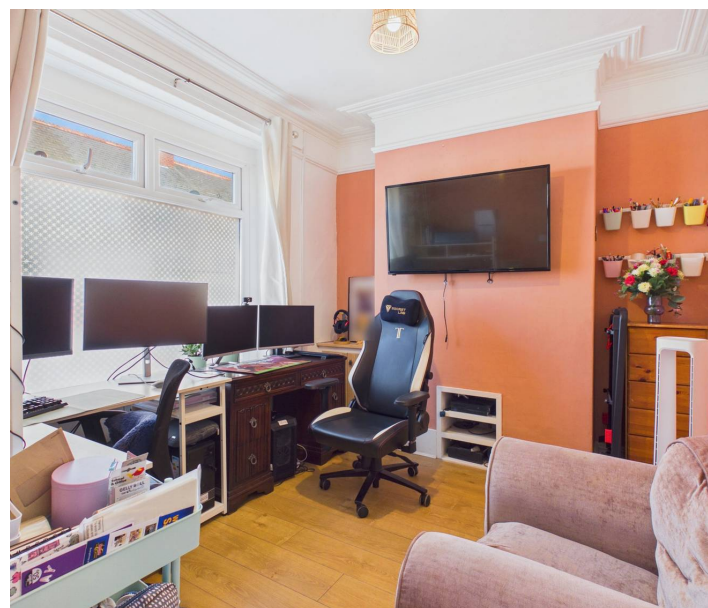
Tenure: Freehold

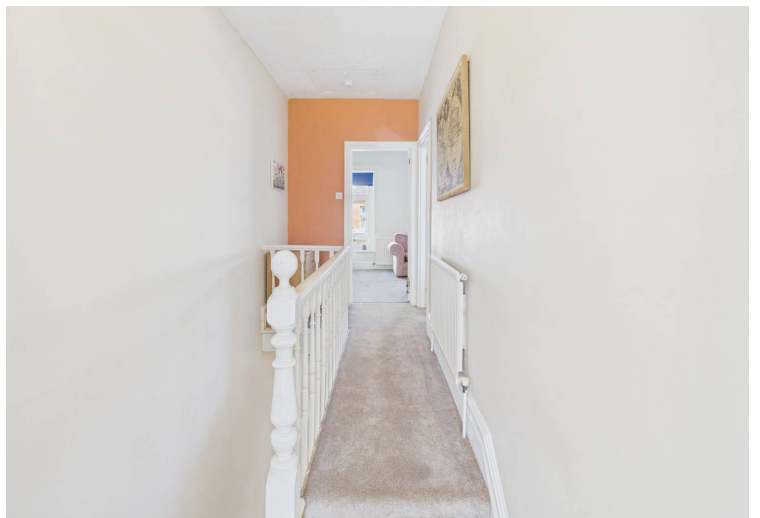
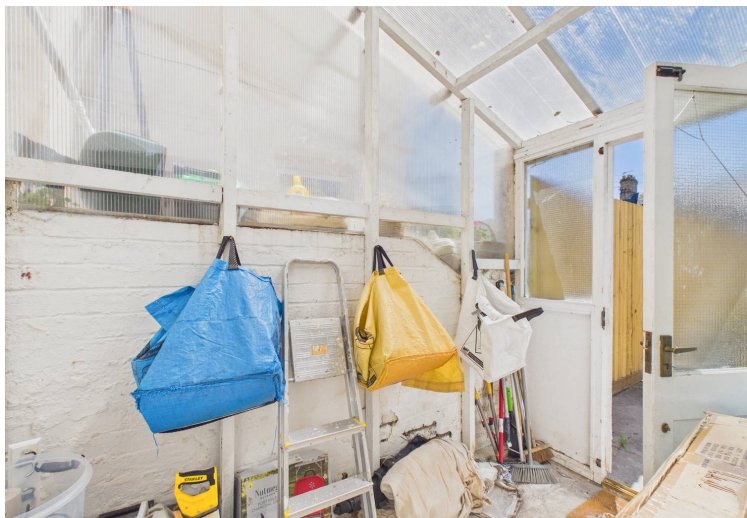
EPC Energy Efficiency Rating: D

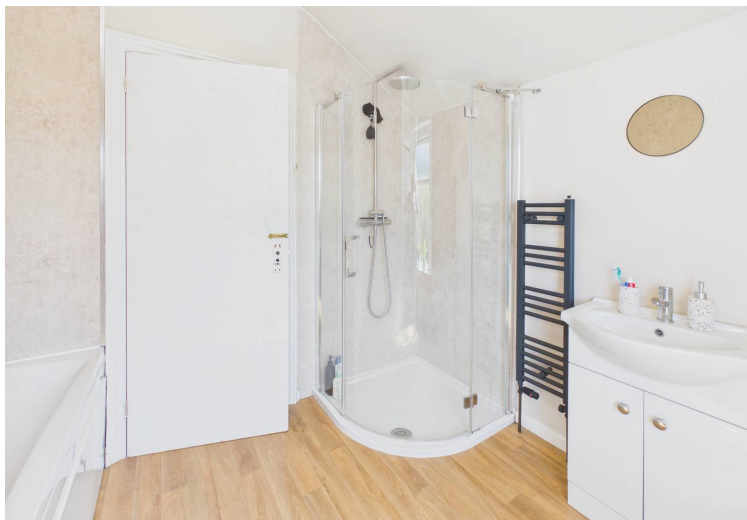
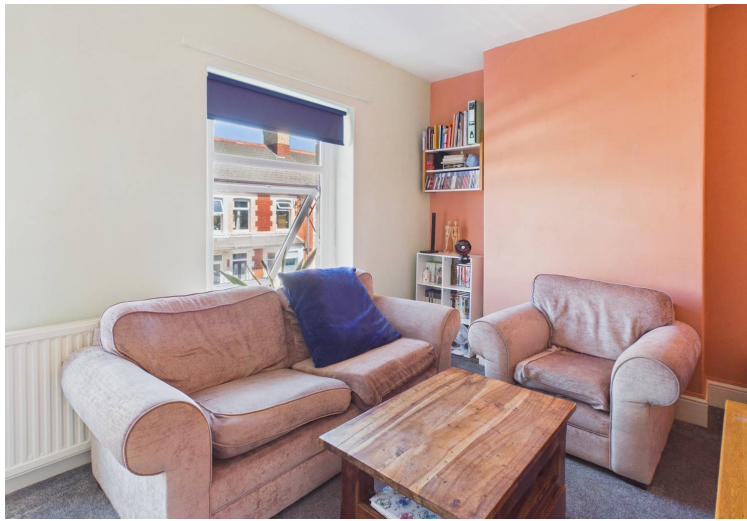
EPC Environmental Impact Rating: E

Garden

Generous low maintenance rear garden. Laid to decorative stones and fully enclosed by timber fencing. A timber gate gives access to the rear lane.





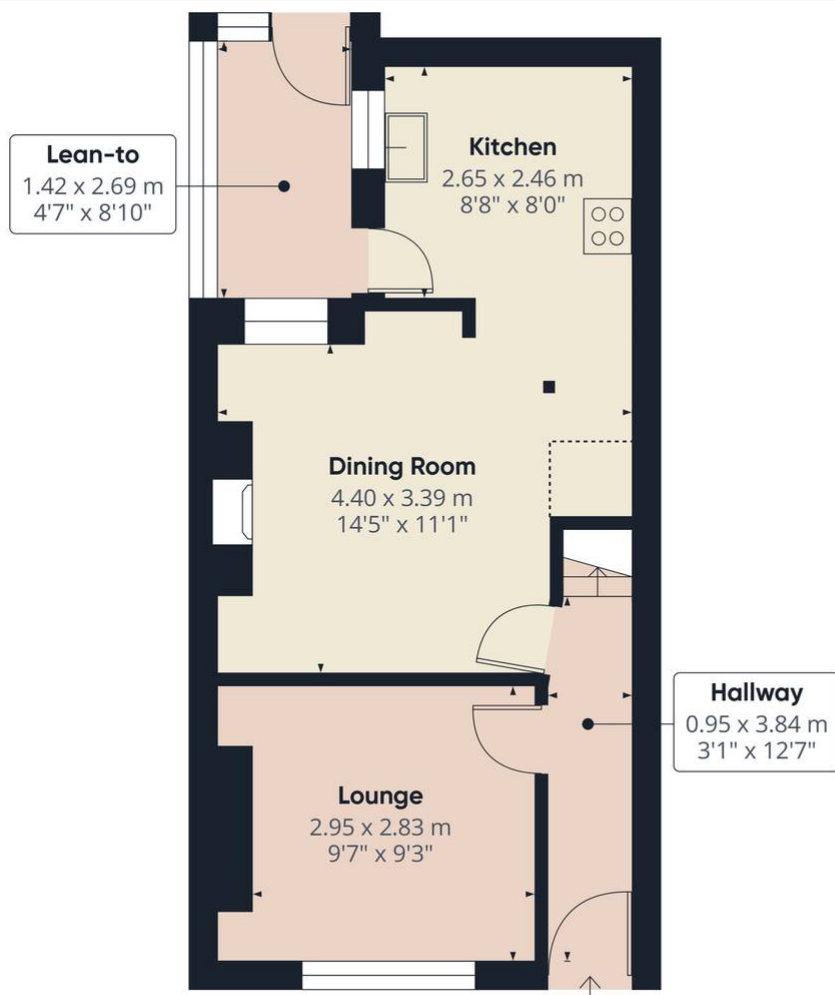


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Kitchen

2.65 x 2.46 m
8'8" x 8'0" [

Dining Room

4.40 x 3.39 m
14'5" x 11'1"

Lounge

2.95 x 2.83 m
9'7" x 9'3"

Hallway

0.95 x 3.84 m
3'1" x 12'7"



Approximate total area⁽¹⁾

37.4 m²

402 ft²

Reduced headroom

0.7 m²

7 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

