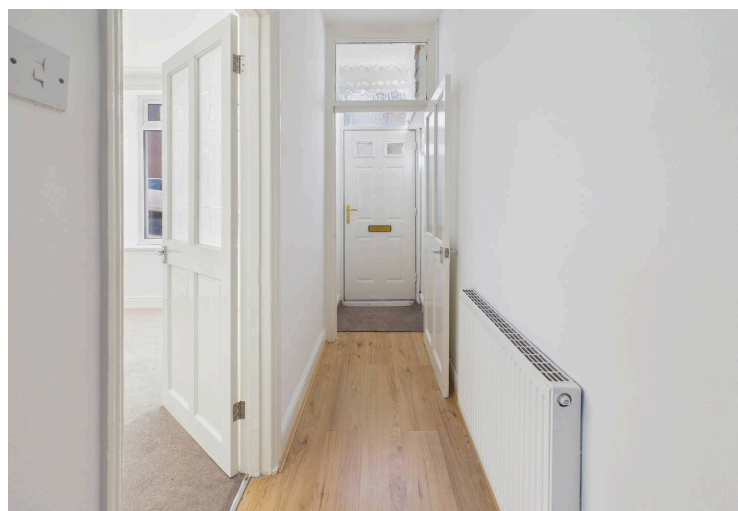
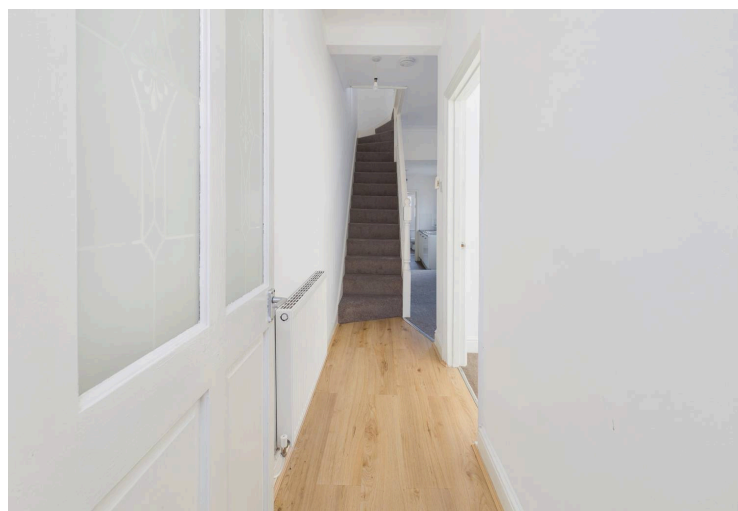




## 56 Phyllis Street, Barry

£230,000 Freehold

NO ONWARD CHAIN • BARRY ISLAND LOCATION • THREE BEDROOM TRADITIONAL MID-TERRACE • COSY LOUNGE • OPEN PLAN KITCHEN AND DINING ROOM • GROUND FLOOR BATHROOM • FULLY ENCLOSED PRIVATE REAR GARDEN • EPC C71 • CONVENIENT LOCATION CLOSE TO LOCAL ATTRACTIONS (SUCH AS BARRY ISLAND BEACH AND AMUSEMENTS), TRANSPORT LINKS AND SOUGHT-AFTER SCHOOLS



blackbear



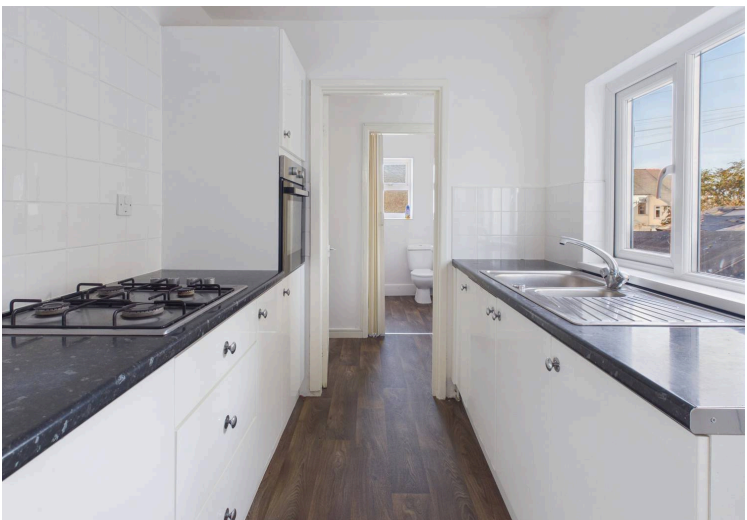
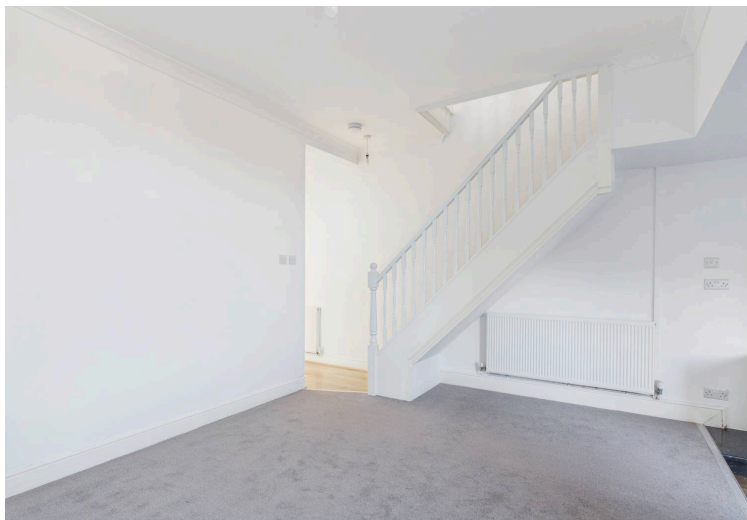
Presenting this charming three bedroom traditional mid-terrace home, ideally situated in the heart of Barry Island and offered to the market with no onward chain. This inviting property boasts a cosy lounge, perfect for relaxing evenings or entertaining guests, and an open plan kitchen and dining room that provides a versatile space for family meals and social gatherings. The kitchen is thoughtfully designed to maximise both storage and workspace, ensuring a practical environment for all your culinary needs. The ground floor also features a well-appointed bathroom, conveniently located for easy access from the main living areas. Upstairs, three well-proportioned bedrooms offer comfortable accommodation, each benefitting from ample natural light and a neutral décor that allows for a range of furnishing styles. The property has been maintained to a good standard throughout, with an EPC rating of C71, reflecting its energy-efficient credentials. This home is within close proximity to a range of local attractions, including Barry Island beach and amusements, making it an excellent choice for those seeking a vibrant coastal lifestyle. The property also benefits from excellent transport links, ensuring easy access to surrounding areas, as well as being within reach of highly regarded schools, making it particularly appealing to families. Whether you are a first-time buyer, a growing family, or an investor looking for a property in a popular location, this mid-terrace house offers flexibility and potential. The combination of traditional features and modern conveniences ensures a comfortable living environment, while the absence of an onward chain allows for a straightforward purchase process. Early viewing is highly recommended!

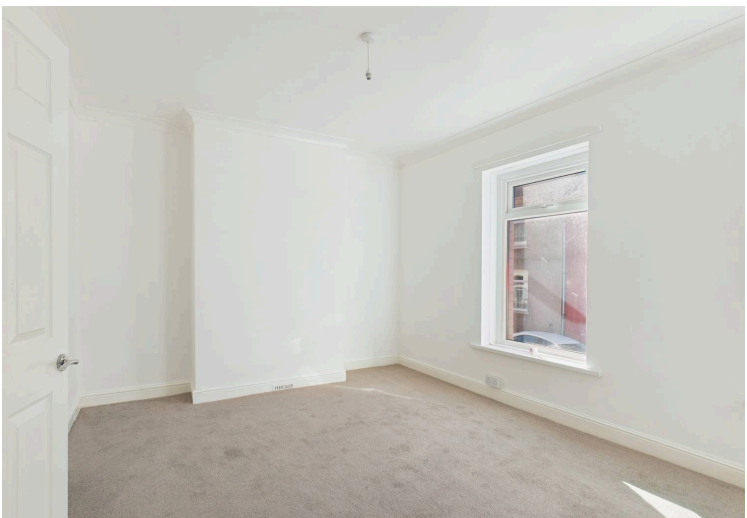
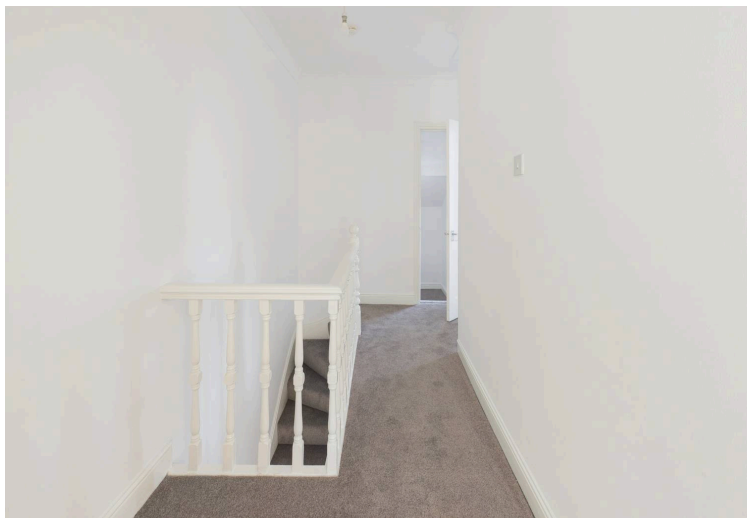
Council Tax band: B

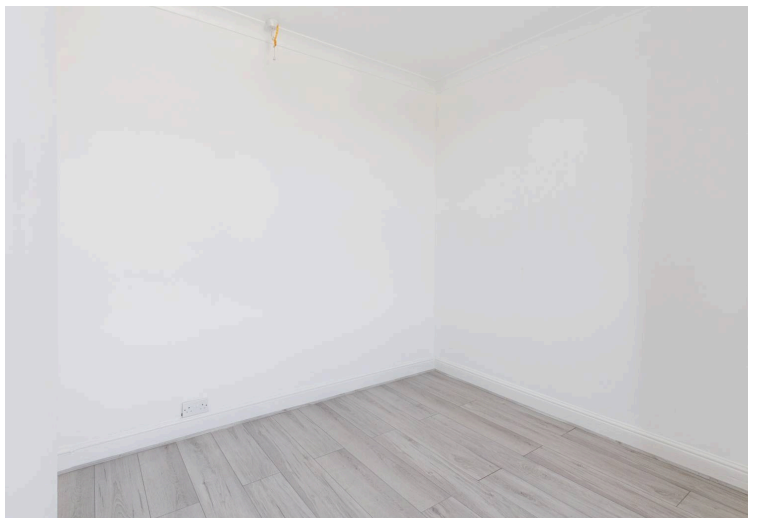
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



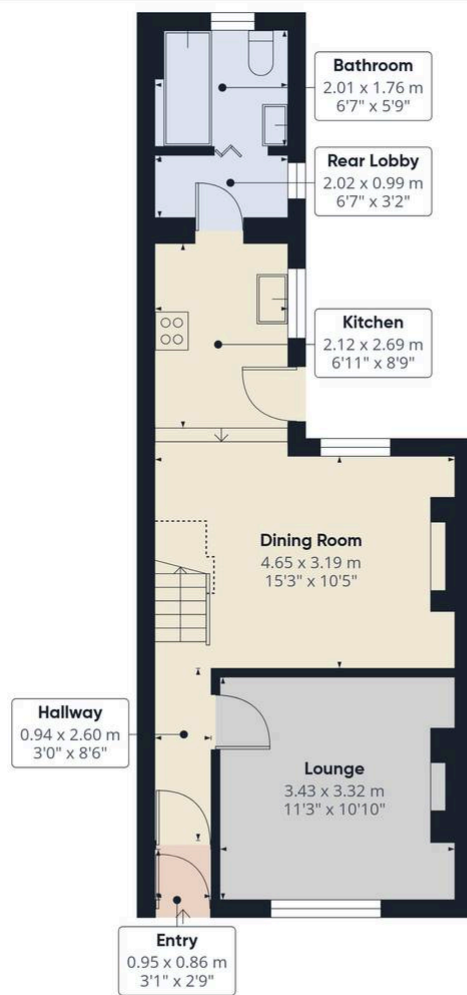






| Energy Efficiency Rating                    |   | Current | Potential |
|---------------------------------------------|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92+)                                       | A |         |           |
| (81-91)                                     | B |         | 88        |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D | 71      |           |
| (39-54)                                     | E |         |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| England, Scotland & Wales                   |   |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current | Potential |
|-----------------------------------------------------------------|---|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |         |           |
| (92+)                                                           | A |         |           |
| (81-91)                                                         | B |         | 87        |
| (69-80)                                                         | C |         |           |
| (55-68)                                                         | D | 68      |           |
| (39-54)                                                         | E |         |           |
| (21-38)                                                         | F |         |           |
| (1-20)                                                          | G |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |         |           |
| England, Scotland & Wales                                       |   |         |           |



### Ground Floor

Approximate total area<sup>(1)</sup>40.9 m<sup>2</sup>442 ft<sup>2</sup>

Reduced headroom

0.8 m<sup>2</sup>9 ft<sup>2</sup>

(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.

GIRAFFE 360

