

Llanover Street  
Barry  
The Vale Of Glamorgan  
CF63

£210,000



- 3 Bedroom Mid Terraced Property
- Neutral Decor Throughout
- Sought After Location
- **\*\*GUIDE PRICE £210,000-£220,000\*\***
- Rear Balcony Off Bedroom Two
- EPC Rating- C
- Ready To Move Into
- Council Tax- D



**Ref: PRA12050**

Viewing Instructions: Strictly By Appointment Only

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## General Description

Welcome to this beautifully presented three-bedroom mid-terraced property, situated on the sought-after Llanover Street in Barry. Stylish and modern throughout, this home is perfect for first-time buyers or families looking for a home they can move straight into.

Step through the front door into a welcoming entrance hallway, where stairs lead to the first floor. To the front, the spacious living room is bright and airy, featuring a large bay window that fills the space with natural light. The separate dining room is generously sized and benefits from French doors opening directly onto the rear garden — perfect for entertaining or summer evenings.

The kitchen is fitted with a range of modern wall and base units, offering ample storage and workspace. It opens seamlessly into a practical utility area, with dedicated space for a washing machine, tumble dryer, and fridge freezer. A side door offers further access to the outside.

The low-maintenance rear garden is paved and bordered by shrubs, with a garden shed to remain as part of the sale — ideal for additional storage.

Upstairs, you'll find two well-proportioned double bedrooms and a third bedroom, perfect for a child's room, home office, or dressing room. Bedroom two boasts access to a charming rear balcony. The family bathroom is fully equipped and finished to a modern standard.

Viewing's are highly recommended for this property!

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## Accommodation

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### Front

Gate to front courtyard, garden with door to entrance hall.



#### Entrance Hall

Carpeted stair case to first floor, storage cupboard, radiator, painted walls , painted ceiling with coving, vinyl flooring.



#### Living Room

Light an airy room with large bay windows to front, radiator, carpet flooring, painted walls, painted ceiling with coving.

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## Dining Room

Good size double glazed french doors to rear garden, built in storage cupboard, painted walls, painted ceiling with coving, archway feature to chimney breast, opening to kitchen.



## Kitchen

Fitted range wall and base units, stainless steel sink with mixer tap, built in oven and gas hob with extractor fan above, tiled floor, radiator, windows to side aspect, painted walls and ceilings, hatch to rear loft space, open to utility area.

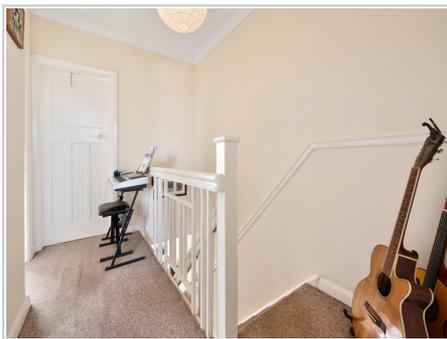


## Utility Room

Space for washing machine, tumble dryer, fridge freezer and dishwasher, flooring continued from kitchen, door and window to side, painted walls and ceilings, door to rear storage cupboard.

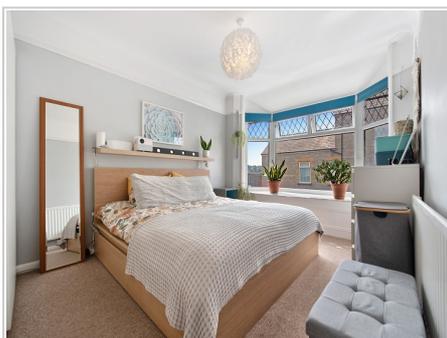
## Store room

Housed in combi boiler, windows to rear aspect.



## Landing

Carpeted flooring, painted walls and ceilings, doors to aforementioned bedrooms and bathroom.



## Bedroom 1

Large bay windows to front aspect, painted walls and ceilings, radiator, carpet flooring.



## Bedroom 2

Sliding door to rear balcony, storage cupboard, carpet flooring, radiator, painted walls and ceilings with coving.

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## Bedroom 3

Windows to front aspect, painted walls and ceilings with coving, radiator, carpet flooring, access to loft space.

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## Bathroom

Fully tiled bathroom with panelled bath, pedestal wash hand basin, close couple wc, windows to rear aspect, chrome towel radiator, vinyl flooring.

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## Rear Garden

Enclosed garden with exposed brick walls, paved rear garden with shrubs borders, garden shed to remain (approximately 1 year old).

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## Services

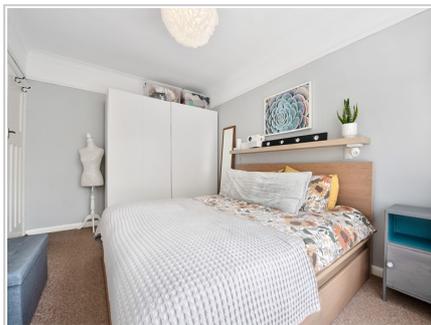
## Tenure

We are informed that the tenure is freehold.

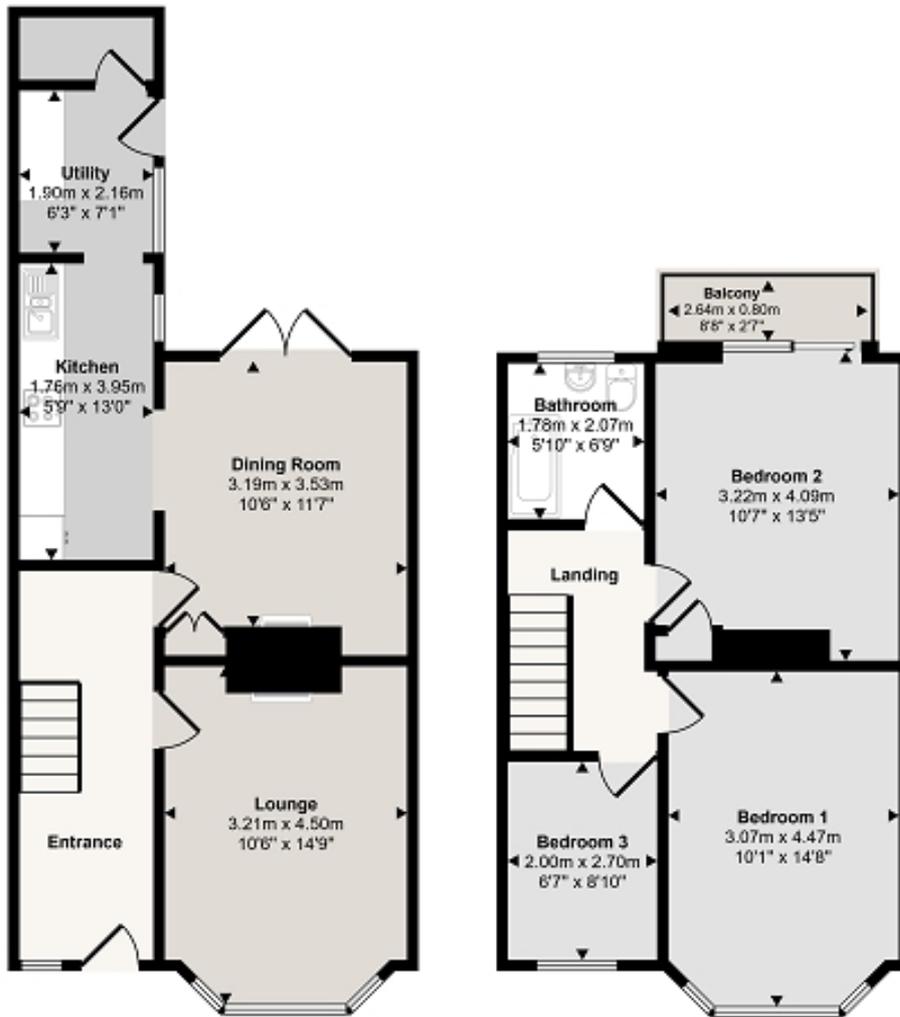
## Council Tax

Band D

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Approx Gross Internal Area  
83 sq m / 1005 sq ft



Ground Floor  
Approx 50 sq m / 542 sq ft

First Floor  
Approx 43 sq m / 463 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.