





## 33 Guthrie Street

Barry, Barry

Ideal first time home close to the town centre with two double bedrooms and two receptions. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- CLOSE TO TOWN CENTRE AND RAIL LINKS
- IDEAL FIRST TIME BUY
- TWO DOUBLE BEDROOMS
- TWO SEPARATE RECEPTIONS
- LARGE FOUR PIECE BATHROOM
- EPC D57





### **Hallway**

Entrance via composite door into hallway. Hallway has smooth walls, a decorative coved ceiling, a radiator and laminate flooring. Carpeted stairs with handrail leads to the first floor. Doors leading off to lounge and dining room.

### **Lounge**

9' 8" x 8' 10" (2.95m x 2.69m)

Continuation of laminate flooring, front aspect window, a radiator and a glazed internal door. Feature windows looking into the dining room.

### **Dining Room**

11' 10" x 10' 4" (3.61m x 3.15m)

Glazed door (matching with lounge), continuation of laminate floor, a radiator, rear aspect single glazed window, storage to the recesses and an attractive period style fireplace with surround. Open access through to the kitchen.

### **Kitchen**

9' 5" x 8' 8" (2.87m x 2.64m)

Tiled floor, eye and base level units in high gloss cream, complementing work surfaces, a stainless steel sink unit with mixer, stand alone gas hob with grill and oven under, wall mounted boiler, side aspect single glazed window and a radiator. Space and plumbing for appliances. Door out to an outhouse.

### **Outhouse**

8' 11" x 4' 10" (2.72m x 1.47m)

Ideal place for storage with a polycarbonate roof and a door leading out to the garden.





### Landing

Carpeted stairs lead to a split level landing with a radiator and loft access, with doors off to the bathroom and two bedrooms.

### Bathroom

8' 4" x 8' 8" (2.54m x 2.64m)

White panel bath with mixer, large shower cubicle with a thermostatic shower inset, a rainfall style shower head and a separate rinser. WC with button flush and a wash basin set into a vanity unit. Double glazed window to rear, a large storage cupboard with a radiator inset and laminate effect vinyl floor.

### Bedroom 1

13' 3" x 9' 4" (4.04m x 2.84m)

Carpeted with two front aspect windows and a radiator.

### Bedroom 2

11' 1" x 7' 6" (3.38m x 2.29m)

Carpeted double bedroom with a rear aspect window and a radiator.





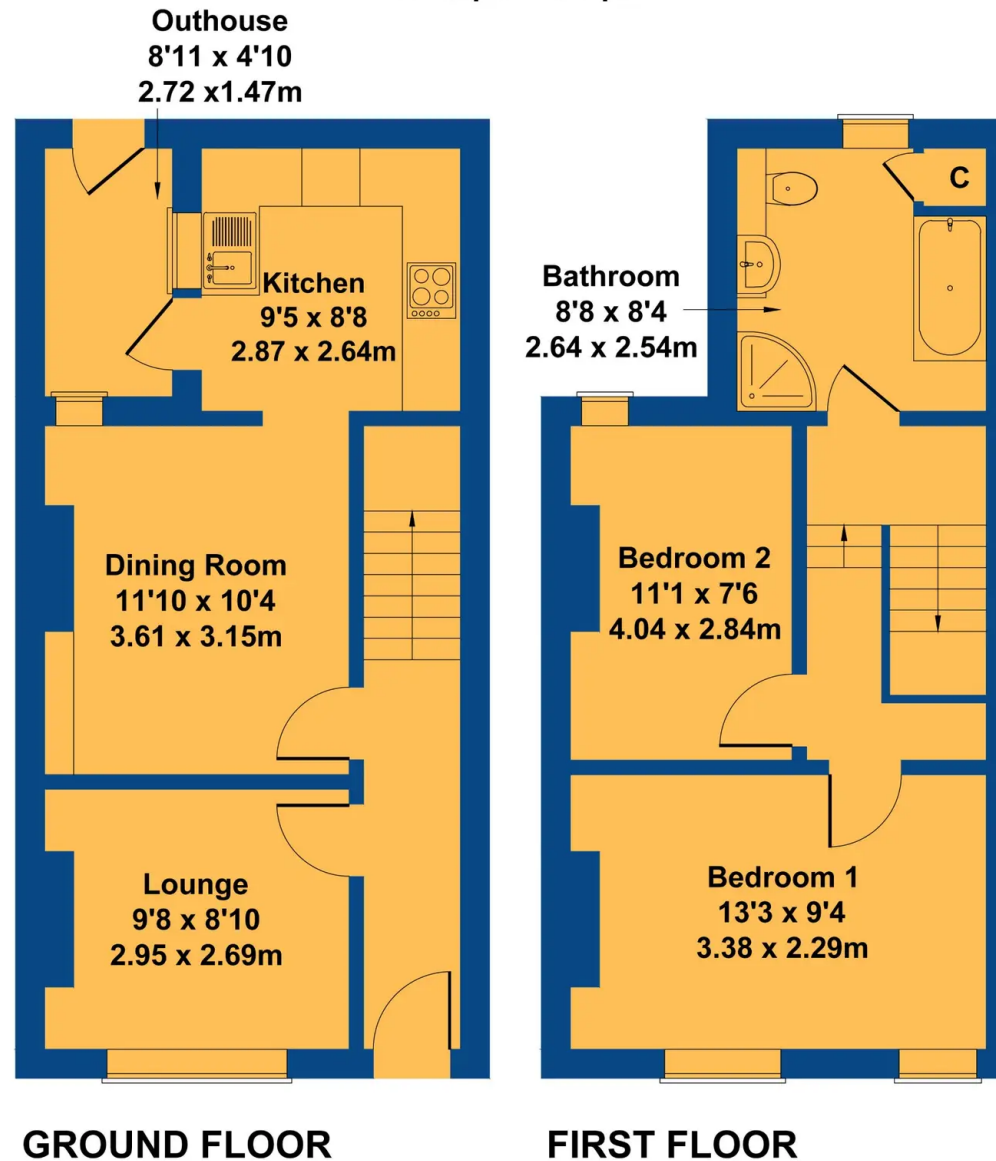
## GARDEN

Garden has a pathway to the rear gate, a lawn, well established shrubs and is fully enclosed.



# 33 Guthrie Street

Approximate Gross Internal Area  
807 sq ft - 75 sq m



**GROUND FLOOR**

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.



## Chris Davies Estate Agents

Chris Davies Estate Agents, 24 High Street - CF62 7EA

01446 700007

[barry@chris-davies.co.uk](mailto:barry@chris-davies.co.uk)

[www.chris-davies.co.uk/](http://www.chris-davies.co.uk/)

HELPFUL INFORMATION - whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.