

72 Glamorgan Street

Barry, Barry

Immaculate two bedroom mid-terrace located in Barry's West End. Open plan living/dining, modern kitchen, stylish four piece bathroom, enclosed front and rear gardens, Whitmore High School catchment. Ideal for small families, first time buyers and investors alike!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- IDEAL FIRST TIME BUY OR INVESTMENT
- SHOW HOME PRESENTATION
- WEST END LOCATION
- SPACIOUS OPEN PLAN LOUNGE/DINER PERFECT FOR ENTERTAINING
- LARGE MODERN FITTED KITCHEN
- TWO BEDROOMS
- FIRST FLOOR MODERN FOUR PIECE BATHROOM
- LOW MAINTENANCE, FULLY ENCLOSED REAR GARDEN
- CATCHMENT FOR WHITMORE HIGH SCHOOL
- EPC TBC



Hallway

Entrance into the property via a uPVC front door with opaque glazing into an entrance hallway. The hallway has wood effect flooring, smooth walls with half-height wood panelling and a smooth coved ceiling with spotlights. There is a radiator, a carpeted staircase giving access to the first floor and a door leading through into the lounge/diner.

Lounge

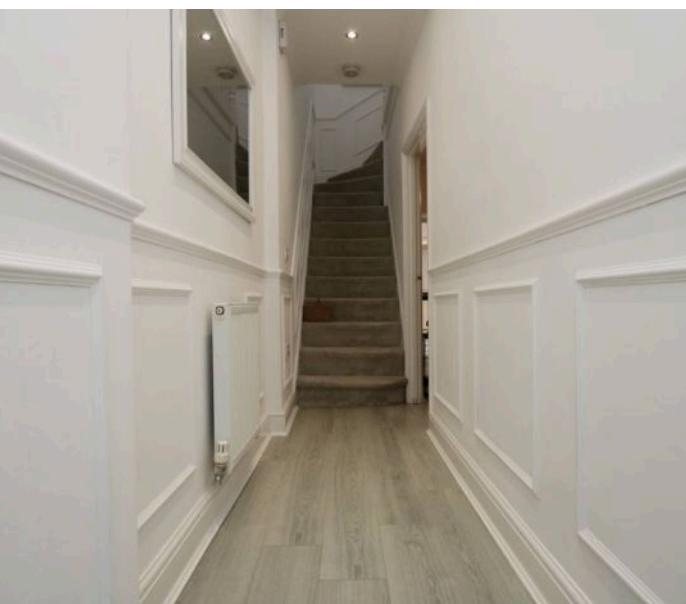
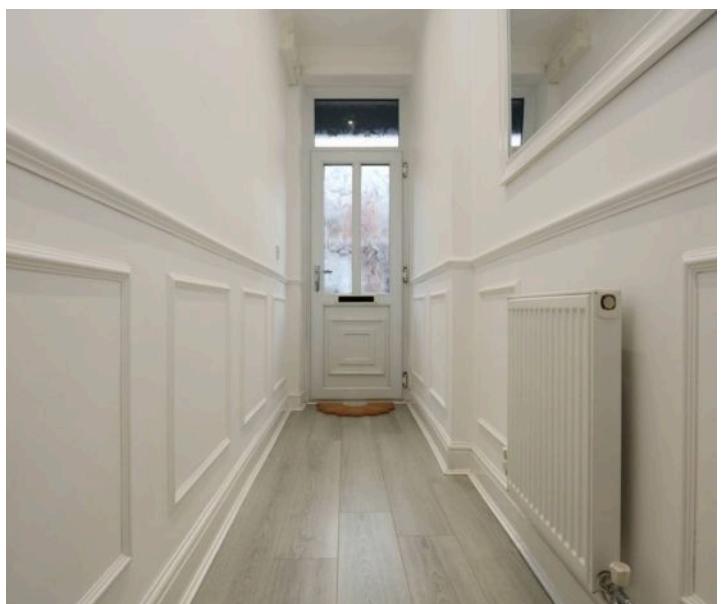
11' 5" x 10' 5" (3.48m x 3.18m)
A continuation of the wood effect flooring, smooth walls and a smooth coved ceiling. There is a front aspect window with shutters, a radiator and spotlights to the recesses. Open to the dining room.
Measurements have been taken into the recesses either side of the chimney breast.

Dining Room

11' 10" x 11' 1" (3.61m x 3.38m)
A continuation of the wood effect flooring, smooth walls and a smooth coved ceiling. There is spotlights to the recesses, a rear aspect window with shutters, a radiator and ample space for a dining table and chairs. There is a door giving access to a storage cupboard under the stairs and a wooden glazed door giving access to the kitchen. Measurements have been taken into the recesses.

Kitchen

16' 9" x 8' 3" (5.10m x 2.51m)
The kitchen is tiled with smooth walls and a smooth ceiling with spotlights. The kitchen comprises a good range of modern white high-gloss eye and base level units with complementing black granite worktops. There is a stainless steel one and a half bowed sink inset with a stainless steel mixer tap overtop. Integrated appliances include a dishwasher, a washing machine, a wine fridge, a stainless steel five-ring gas hob, a stainless steel extractor hood





and an eye-level single oven. There is space for a microwave and a freestanding fridge/freezer. There is a cupboard housing the combi boiler, a radiator, a rear aspect window, two side aspect windows and a uPVC door with opaque glazing giving access to the rear garden.

Landing

A carpeted staircase gives access to a carpeted landing. The landing has smooth walls with half-height wood paneling and a smooth coved ceiling. There is a wooden balustrade, a radiator, a rear aspect window with shutters and doors giving access to two bedrooms and a bathroom.

Bedroom One

12' 0" x 8' 6" (3.65m x 2.60m)

Bedroom one is carpeted with smooth walls and a smooth ceiling. There is a front aspect window with shutters, a radiator, a built-in single wardrobe and a built-in double wardrobe.

Bedroom Two

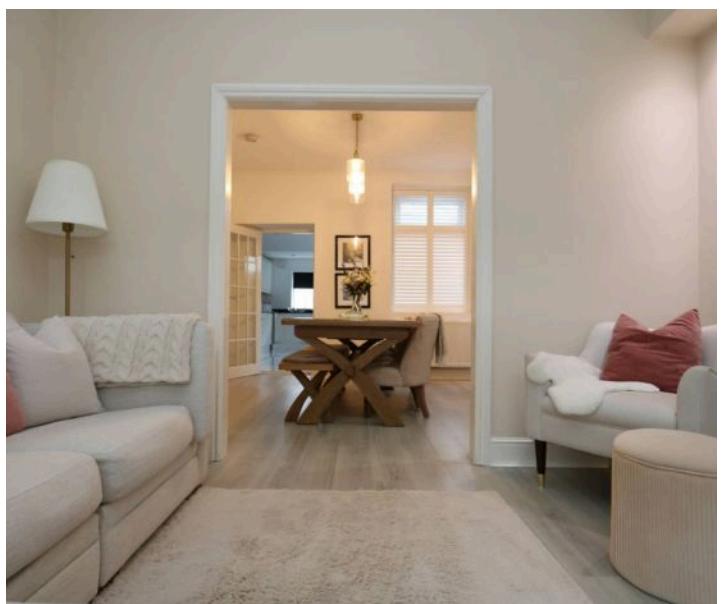
11' 9" x 5' 4" (3.59m x 1.62m)

Bedroom two is carpeted with smooth walls and a smooth ceiling. There is a front aspect window with shutters, a radiator, a built-in single wardrobe and loft access.

Bathroom

9' 6" x 8' 10" (2.90m x 2.70m)

The bathroom has tiled flooring, full-height wall tiling and a smooth ceiling with spotlights. There is a four piece white suite comprising a WC with a push button flush, a vanity wash basin with a stainless steel mixer tap, a white stand-alone bath with a stainless steel mixer tap/rinser and a walk-in shower cubicle with a stainless steel thermostatic shower inset and a glass sliding shower screen. There is also a rear aspect opaque window, a chrome towel rail and an extractor fan.





FRONT GARDEN

A small fore-courted front garden, fully enclosed by low brick walls and a pedestrian access gate.

REAR GARDEN

A low maintenance rear garden laid to artificial lawn with raised flower beds. A timber gate provides access to the rear lane. The rear garden is fully enclosed by a mixture of brick walls and timber fencing. Ample space for outdoor seating!

ON STREET

1 Parking Space

Ample on-street parking available.





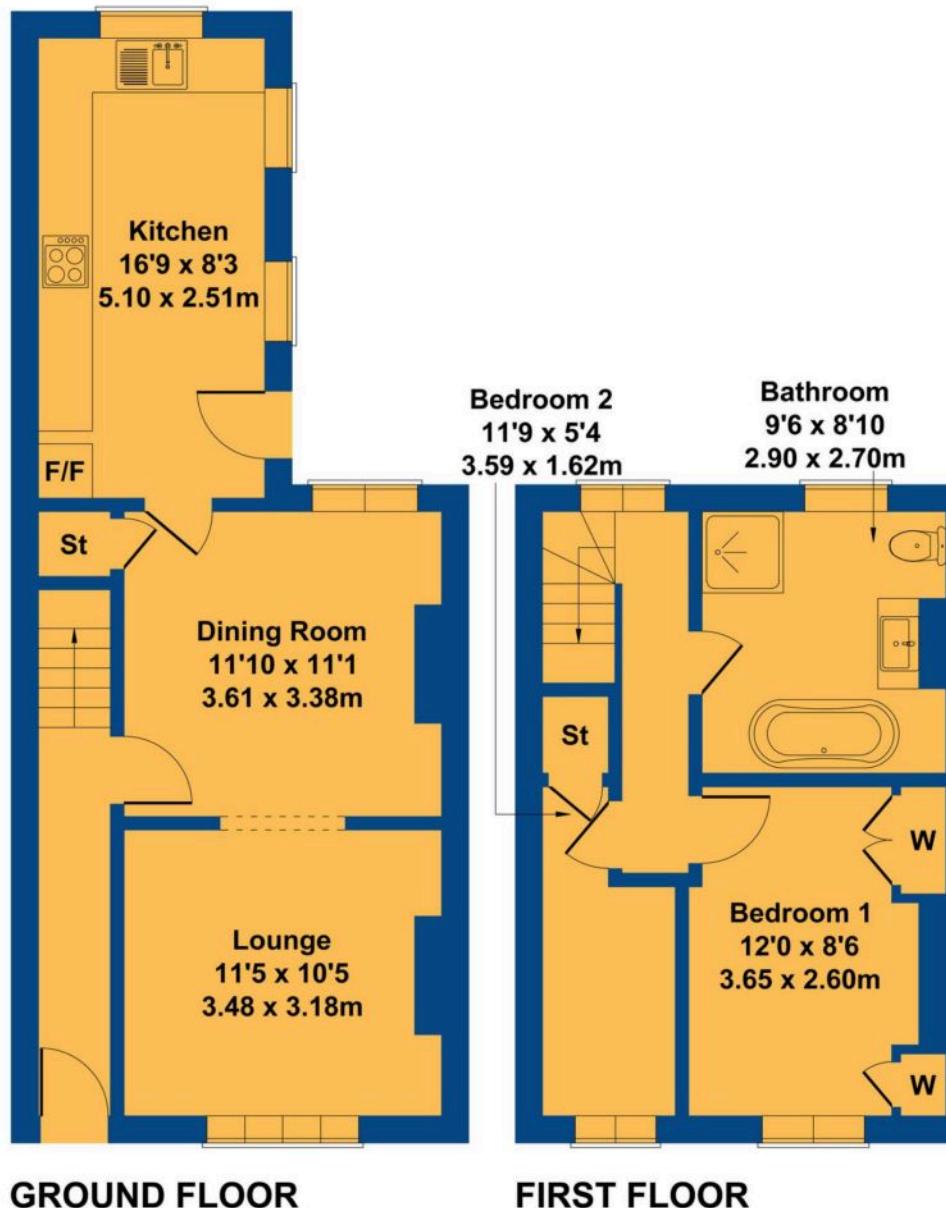






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Approximate Gross Internal Area
786 sq ft - 73 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



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