



**Main Street, Barry CF63 2HP**



Total floor area 101.8 m<sup>2</sup> (1,095 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



## welcome to Main Street, Barry

- COTTAGE-CORE INTERIOR
- 2 BEDROOMS
- LOFT CONVERSION

- CLOSE TO AMENITIES
- ENCLOSED GARDEN

Tenure: Leasehold

EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 999 years from 17 Jun 1885. Should you require further information please contact the branch. Please Note additional fees could be incurred for

Council Tax Band: B Service Charge: Ask Agent  
Ground Rent: 1.50

offers in excess of **£180,000**



### Hallway

### Living Room

21' 7" x 10' 10" ( 6.58m x 3.30m )

### Kitchen

11' 5" x 8' 5" ( 3.48m x 2.57m )

### Utility Room

7' 10" x 3' 10" ( 2.39m x 1.17m )

### Bathroom

10' 5" max x 8' 11" max ( 3.17m max x 2.72m max )

### Landing

### Bedroom One

14' 4" x 10' 6" ( 4.37m x 3.20m )

### Bedroom Two

10' 11" x 8' 2" ( 3.33m x 2.49m )

### Bathroom

10' 4" x 9' ( 3.15m x 2.74m )

### Loft Room

14' 4" x 10' 6" ( 4.37m x 3.20m )

### Garden

**view this property online** [allenandharris.co.uk/Property/BRY108212](http://allenandharris.co.uk/Property/BRY108212)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Property Ref:

BRY108212 - 0002

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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