



£215,000

, Regent Street, Barry CF62 8DS



- Three-bedroom residential property.
- Asking price of £215,000.
- Additional accommodation provided by a loft conversion.
- Spacious open-plan living area.
- Conservatory providing additional living space.
- Ground-floor shower room.
- Convenient Regent Street location in Barry.
- Versatile layout suited to a range of buyers.

The Property

A versatile three-bedroom home with a loft conversion, offering excellent potential in a convenient Barry location. Opportunity to purchase alongside number 2 Regent Street for a combined residential and commercial investment or buyers looking to create a home office or guest room. The property is priced at £215,000 and can be purchased independently or alongside the neighbouring commercial property at number 2 Regent Street, currently operating as an established salon and offered at £170,000. Acquiring both properties may appeal to buyers looking to combine residential ownership with a commercial investment.

Situated on Regent Street, this property offers a great opportunity for buyers seeking a home with flexible accommodation and scope to make it their own as it would need modernising

The ground floor features a spacious open-plan living area, providing plenty of room for relaxing and entertaining. A fitted kitchen offers practical everyday functionality, while the conservatory provides additional space that could be used for dining, relaxing or enjoying views of the outside.

A ground-floor shower room adds further convenience, making the layout suitable for a variety of buyers.

Upstairs, the property offers three bedrooms arranged across the first floor, providing accommodation for families, couples requiring additional space

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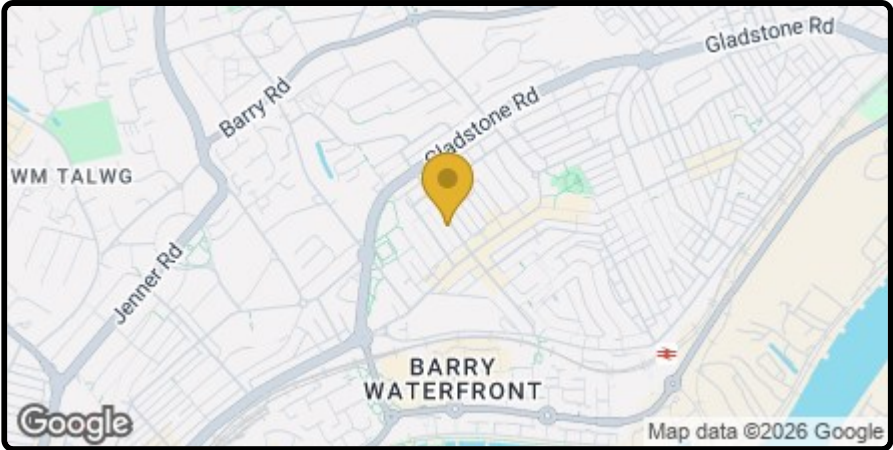
Please note: The conservatory currently extends across the boundary between numbers 2 and 3. If number 3 is purchased separately, the conservatory arrangement can be reinstated to separate the properties, subject to agreement and any necessary works.

An interesting opportunity for buyers looking for a property with adaptable accommodation and further potential in Barry.

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Three-Bedroom House | Loft Conversion | Spacious Living Accommodation | Central Barry Location | Available Separately or Alongside Number 2

A fantastic opportunity to purchase a three-bedroom house at Regent Street, Barry, offered for sale at £215,000. The property benefits from versatile living accommodation, a conservatory, a fitted kitchen, a ground-floor shower room and a loft conversion providing additional usable space. Number 2 Regent Street, an established salon with potential for residential development above, is also available for £170,000, presenting an exciting opportunity for buyers interested in acquiring both neighbouring properties.



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

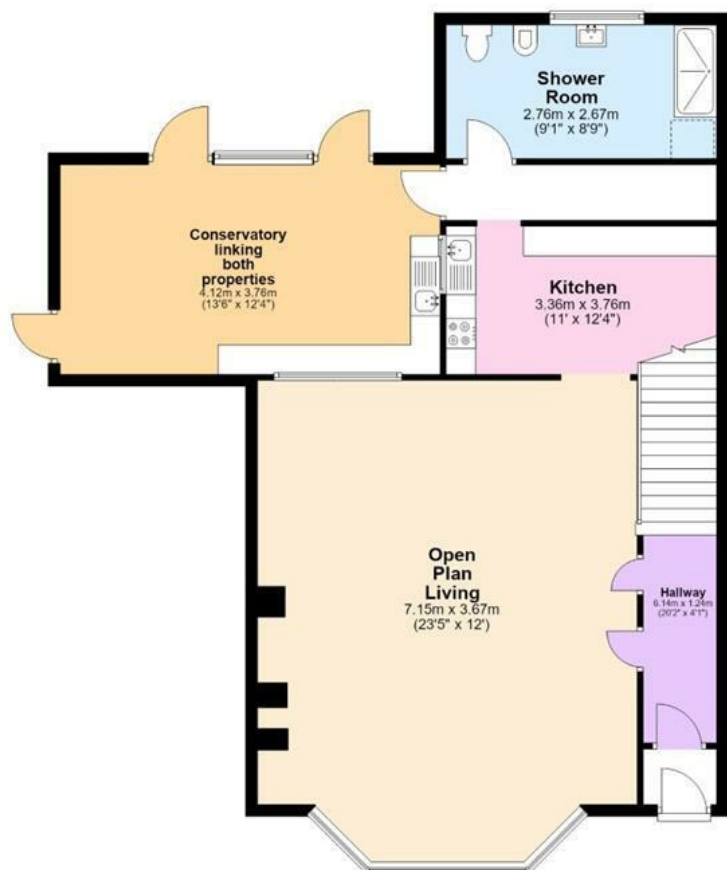
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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Ground Floor

Approx. 135.5 sq. metres (1458.5 sq. feet)



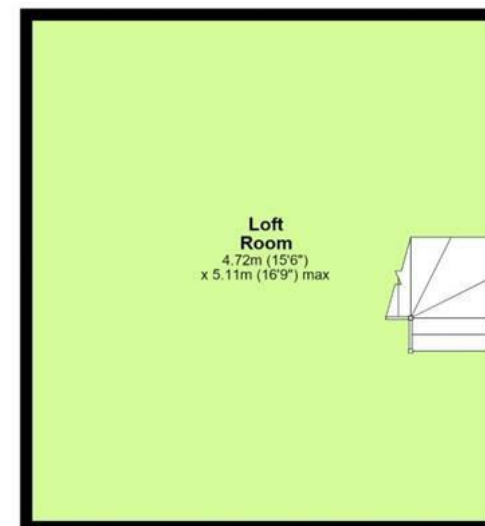
First Floor

Approx. 93.2 sq. metres (1003.1 sq. feet)



Second Floor

Approx. 65.8 sq. metres (708.1 sq. feet)



Total area: approx. 294.5 sq. metres (3169.7 sq. feet)