



## 13 Beryl Road, Barry

£245,000 Freehold

THREE BEDROOM TRADITIONAL MID-TERRACE PROPERTY • SEPARATE LOUNGE, DINING ROOM AND KITCHEN PLUS UTILITY ROOM • MODERN FIRST FLOOR FAMILY BATHROOM • LOW MAINTENANCE FRONT AND REAR GARDENS • NEW TILT AND TURN WINDOWS (2019) • PORCH ROOF REPLACED IN LAST 3 YEARS • MODERN COMBI BOILER (2019) • EPC C70 • TOWN CENTRE LOCATION CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS



blackbear



This well-presented three bedroom traditional mid-terrace property offers spacious and versatile living accommodation, ideally located in the heart of the town centre. The ground floor features a welcoming entrance hall leading to a cosy lounge, a generous dining room and a spacious modern fitted kitchen, complemented by a useful utility room. The first floor comprises three well-proportioned bedrooms and a contemporary family bathroom, designed to a high standard. Recent improvements include new tilt and turn windows (installed in 2019), a modern combi boiler (also installed in 2019) and a porch roof replaced within the last three years, ensuring both comfort and energy efficiency. The property benefits from a practical layout, with each room thoughtfully arranged to maximise space and natural light. Low maintenance front and rear gardens further enhance the appeal, making this an excellent choice for families or professionals seeking convenience and style. The property is situated within easy reach of local amenities, schools and excellent transport links, making daily commuting and errands a breeze!



Council Tax band: C

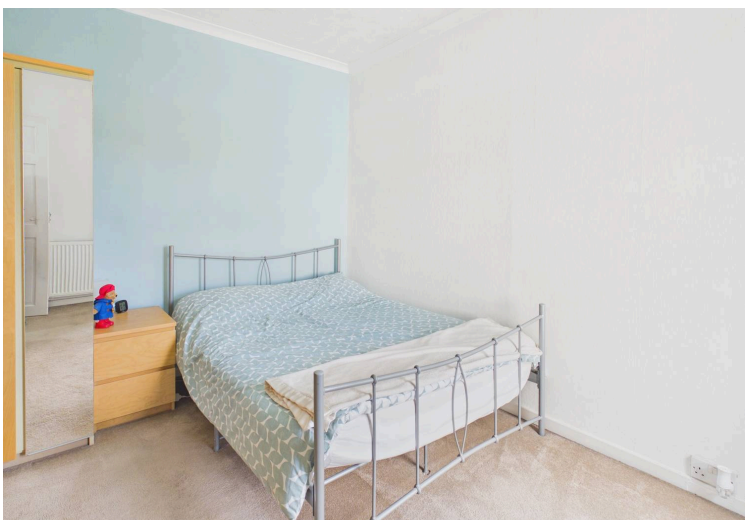
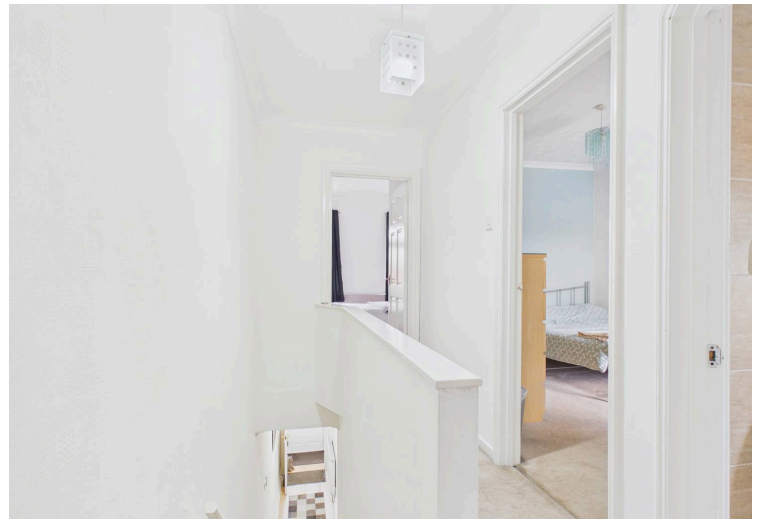
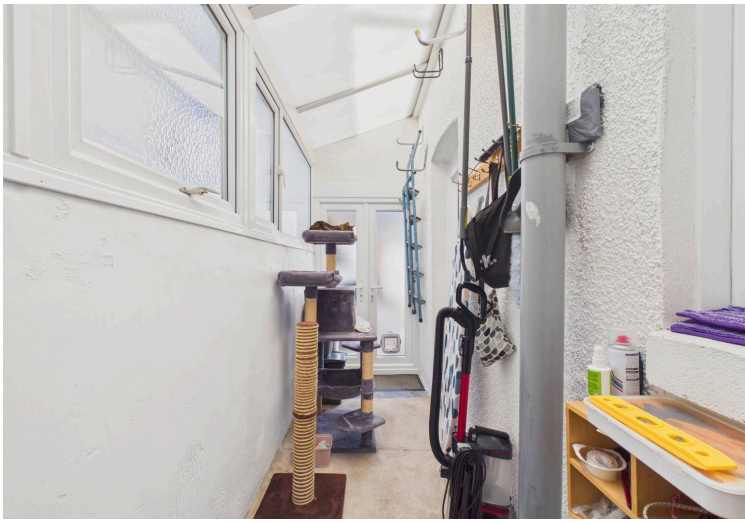
Tenure: Freehold

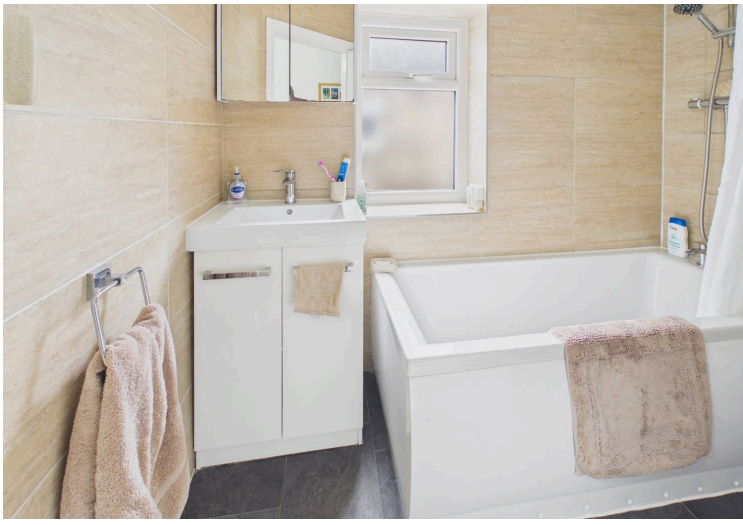
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D











**Approximate total area<sup>(1)</sup>**

53.9 m<sup>2</sup>  
581 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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**Lean-to**  
5.22 x 1.18 m  
17'1" x 3'10"

**Kitchen**  
5.34 x 2.85 m  
17'6" x 9'4"

**Dining Room**  
3.73 x 3.37 m  
12'2" x 11'0"

**Hallway**  
4.00 x 0.98 m  
13'1" x 3'2"

**Lounge**  
3.76 x 3.35 m  
12'3" x 10'11"

**Entry**  
0.85 x 0.96 m  
2'9" x 3'1"



Ground Floor



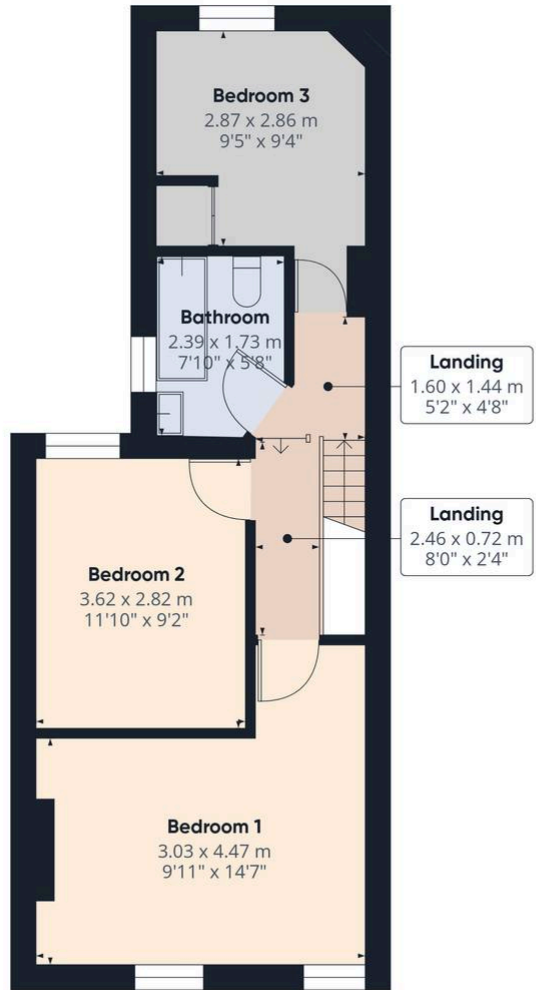
**Approximate total area<sup>(1)</sup>**

41.4 m<sup>2</sup>  
446 ft<sup>2</sup>

(1) Excluding balconies and terraces

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First Floor

