

## 17 Bell Street, Barry

£190,000 Leasehold

TWO BEDROOM TRADITIONAL MID-TERRACE • WEST END LOCATION • IDEAL FIRST TIME BUY OR INVESTMENT • NEW WORCESTER COMBI BOILER • SPACIOUS OPEN PLAN LOUNGE/DINER AND SEPARATE KITCHEN PLUS LEAN-TO • FIRST FLOOR BATHROOM • EPC D63 • CATCHMENT FOR WHITMORE HIGH SCHOOL • EXCELLENT TRANSPORT LINKS AND CLOSE TO LOCAL AMENITIES





Presenting an excellent opportunity for first time buyers or investors, this two bedroom traditional mid-terrace property is ideally situated in the sought-after West End of Barry. The home welcomes you with a spacious open plan lounge and dining area, creating a versatile living space that is perfect for relaxing or entertaining guests. The separate kitchen is well-appointed and leads to a practical lean-to, offering additional utility or storage options. Upstairs, you will find two well-proportioned bedrooms, as well as a contemporary first floor bathroom, ensuring comfort and functionality for residents. The property benefits from a recently installed Worcester combi boiler (providing efficient and reliable heating and hot water), contributing to its EPC rating of D63.

Positioned within the catchment area for Whitmore High School, the home is particularly attractive for families looking to secure quality education options. Excellent transport links are available nearby, making commuting straightforward, while a range of local amenities, including shops, cafes, and essential services, are within easy reach to support day-to-day living.

This property combines traditional features with modern upgrades, delivering a comfortable and practical living environment, and represents a fantastic opportunity to acquire a home in a vibrant and well-connected area. Early viewing is highly recommended to fully appreciate the space and potential this property has to offer.

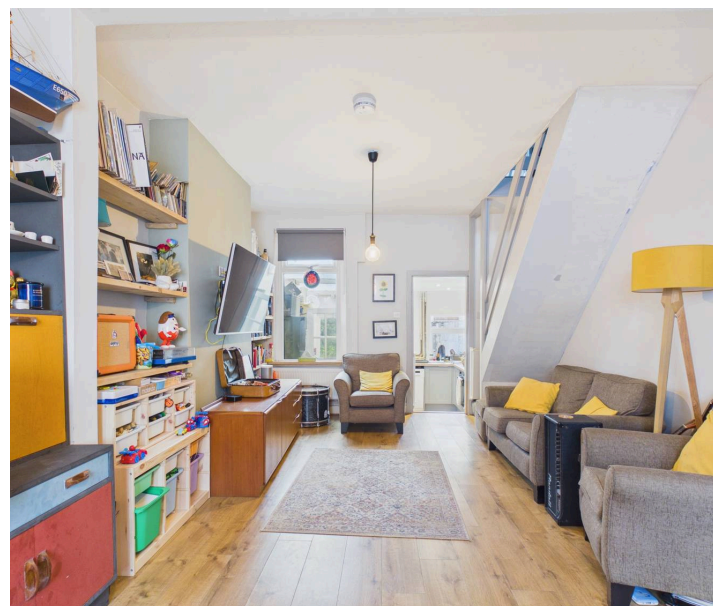


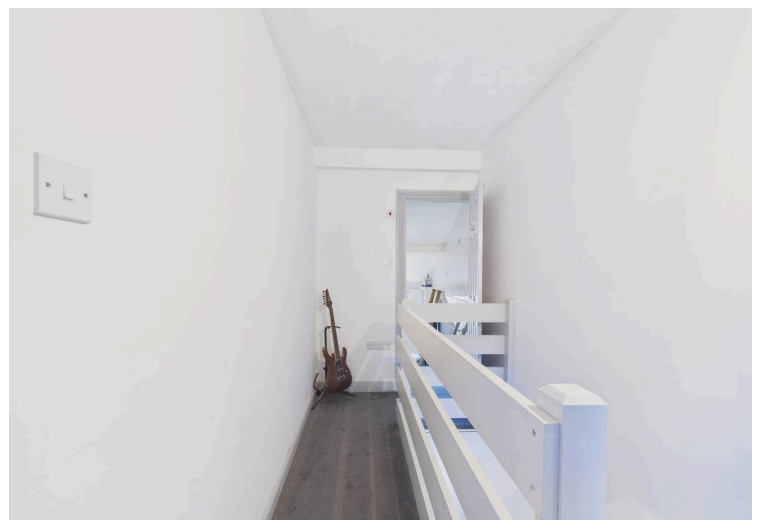
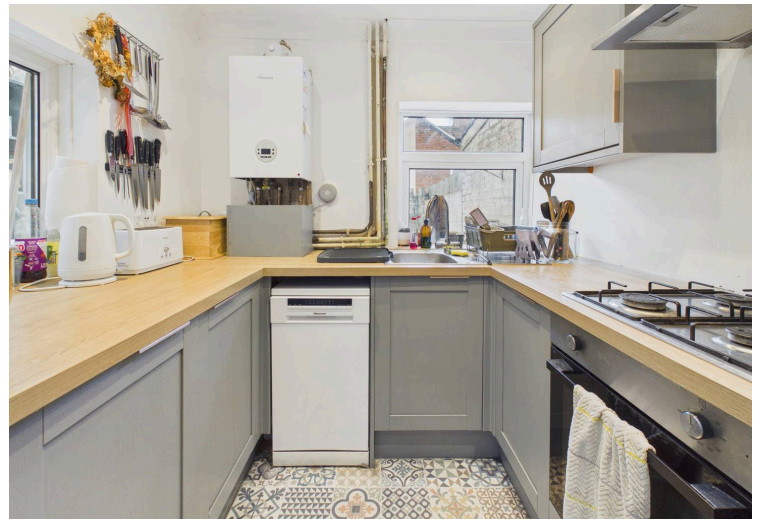
Council Tax band: C

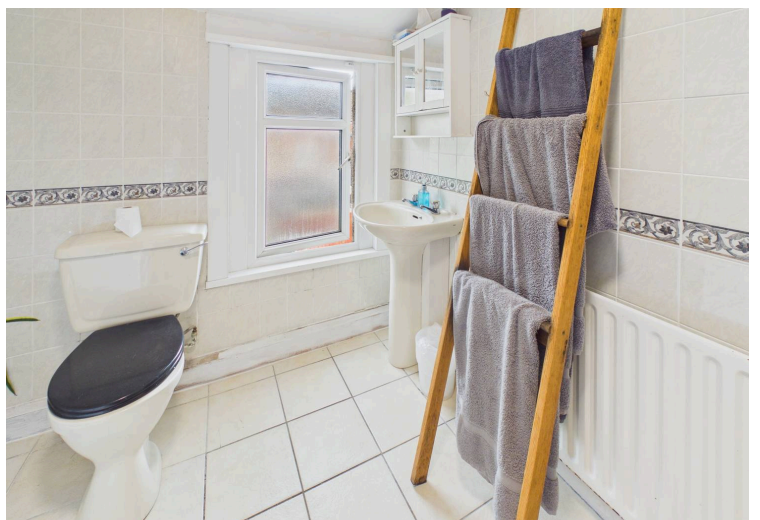
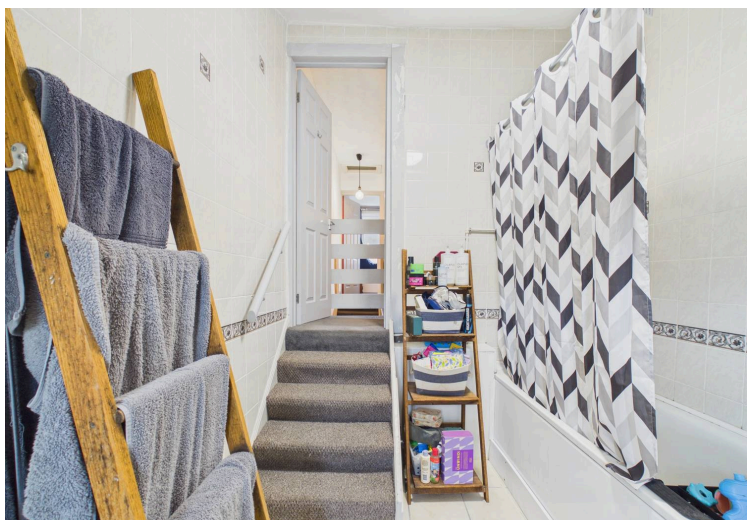
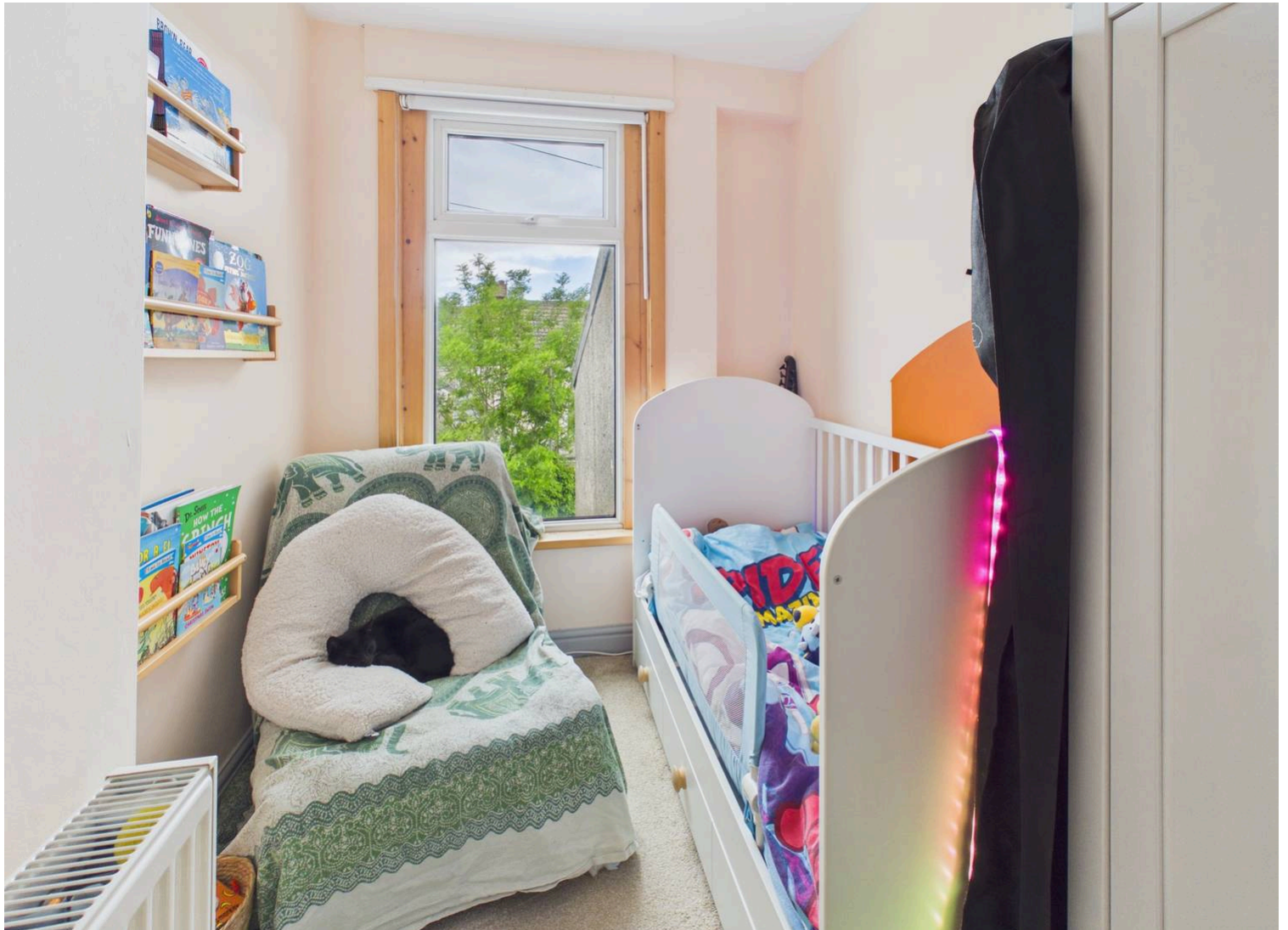
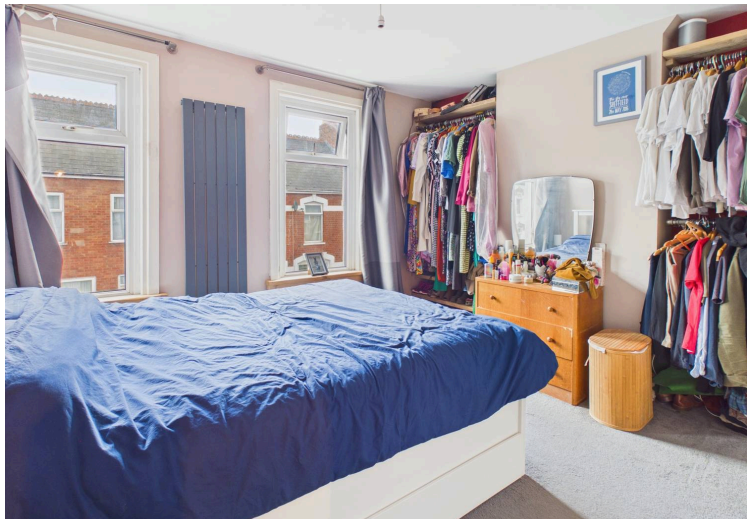
Tenure: Leasehold

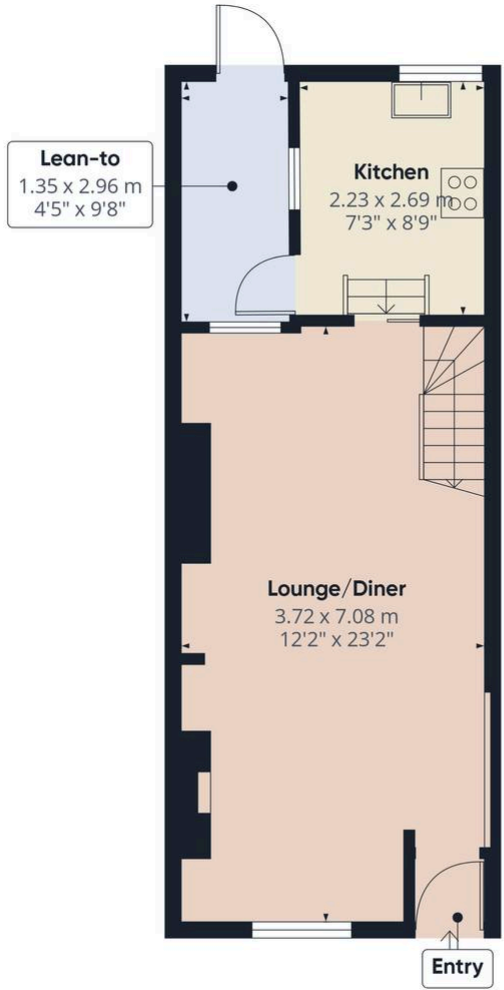
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D









Ground Floor

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

35.1 m<sup>2</sup>  
379 ft<sup>2</sup>

**Reduced headroom**

0.7 m<sup>2</sup>  
8 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 1.5 m/5 ft

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

29.1 m<sup>2</sup>  
313 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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First Floor

