

## 3 Greenwood Street, Barry

£250,000 Freehold

TRADITIONAL TWO BEDROOM MID-TERRACE • RENOVATED THROUGHOUT INCLUDING PLASTERED WALLS AND CEILINGS, SPOTLIGHTS AND NEW FLOORING • NEW BAXI BOILER AND NEW LOG BURNER TO THE LOUNGE • NEW FUSE BOX AND FULLY REWIRED • MODERN HIGH QUALITY KITCHEN WITH OAK WORKTOPS, A BELFAST SINK AND INTEGRATED APPLIANCES INCLUDING A FRIDGE/FREEZER, MICROWAVE, OVEN, HOB & HOOD • UTILITY ROOM WITH SPACE FOR ADDITIONAL APPLIANCES AS REQUIRED • INFORMAL LOFT ROOM WITH A BUILT-IN SMALL DOUBLE BED WITH ELECTRIC POINTS AND LIGHTING, VELUX WINDOWS AND STORAGE TO THE EAVES • MODERN FIRST FLOOR FAMILY BATHROOM • EPC TBC • CONVENIENT TOWN CENTRE LOCATION CLOSE TO AMENITIES, SCHOOLS AND TRANSPORT LINKS





This beautifully presented traditional two bedroom mid-terrace property has been thoughtfully renovated throughout, blending period charm with contemporary finishes to create a welcoming and stylish home in a highly convenient town centre location close to amenities, schools and transport links.

The ground floor offers a versatile layout, beginning with a spacious dining room, ideal for entertaining or family gatherings. The open plan kitchen and lounge area is the heart of the home, featuring a new log burner (perfect for cosy evenings), contemporary spotlights, and new flooring that flows seamlessly throughout. The kitchen itself is of high quality, fitted with a real oak worktop, a classic Belfast sink and a full range of integrated appliances, including a fridge/freezer, wine cooler, microwave, oven, hob and hood, all set within sleek dark green cabinetry. Adjacent to the kitchen, a practical utility room provides further space for additional appliances as required.

Upstairs, the first floor comprises a landing, two double bedrooms and a contemporary family bathroom finished to a high standard. The second bedroom features a staircase leading to an informal loft room, which is an excellent bonus space, complete with a built-in small double bed with usb power points and lighting, Velux windows and useful storage to the eaves, making it ideal for use as a guest room, study or hobby area. The space is currently being utilised as a bedroom.

The property has benefited from comprehensive updates, including fully plastered walls and ceilings, a new Baxi boiler, a new fuse box and a complete rewire, offering peace of mind and modern comfort. Both the lounge and dining room benefit from working fires, with the chimneys swept annually, adding to the property's character and warmth.

The charming 30ft rear garden features areas of patio ideal for al-fresco dining or relaxing in the sun. There are plenty of seasonal flowers and well established shrubs creating a relaxing private oasis. There is an outdoor tap and a convenient outside WC, wash basin and shower (with both hot and cold water).



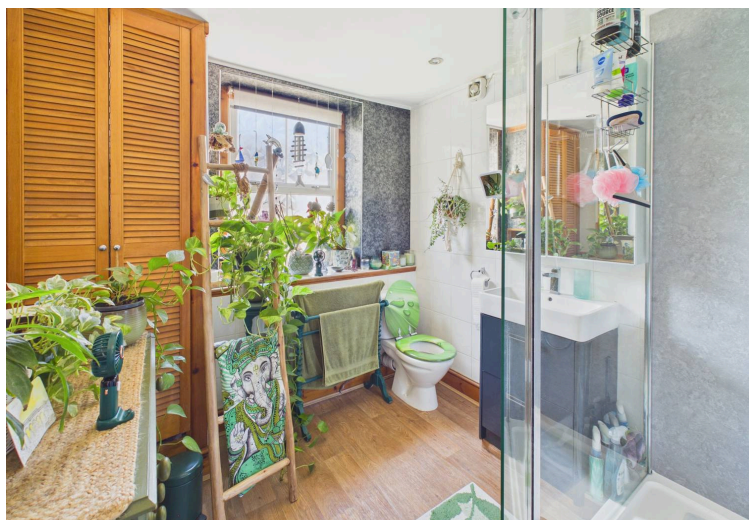
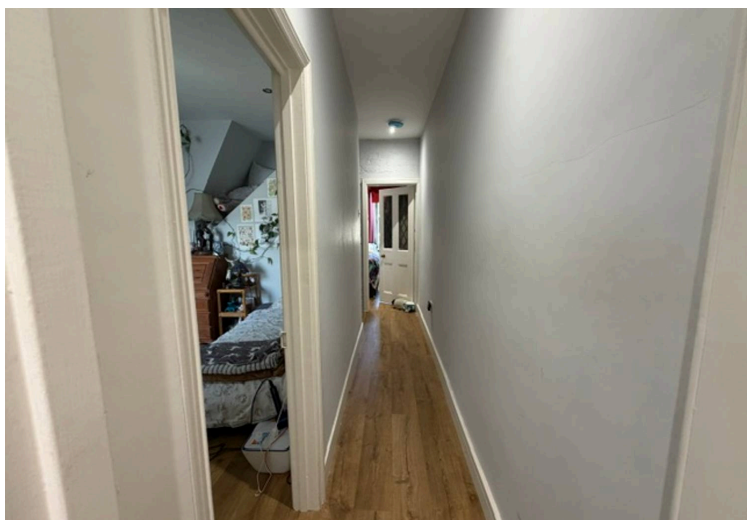
The property also benefits from a double garage with power and lighting which is accessible via the garden and rear lane. The garage provides secure parking if desired, but is currently being utilised as a home gym and area for additional storage.

Early viewing is highly recommended to fully appreciate the quality and flexibility of accommodation on offer! Please note - a small portion of photographs were provided by the vendor.

Council Tax band: B

Tenure: Freehold

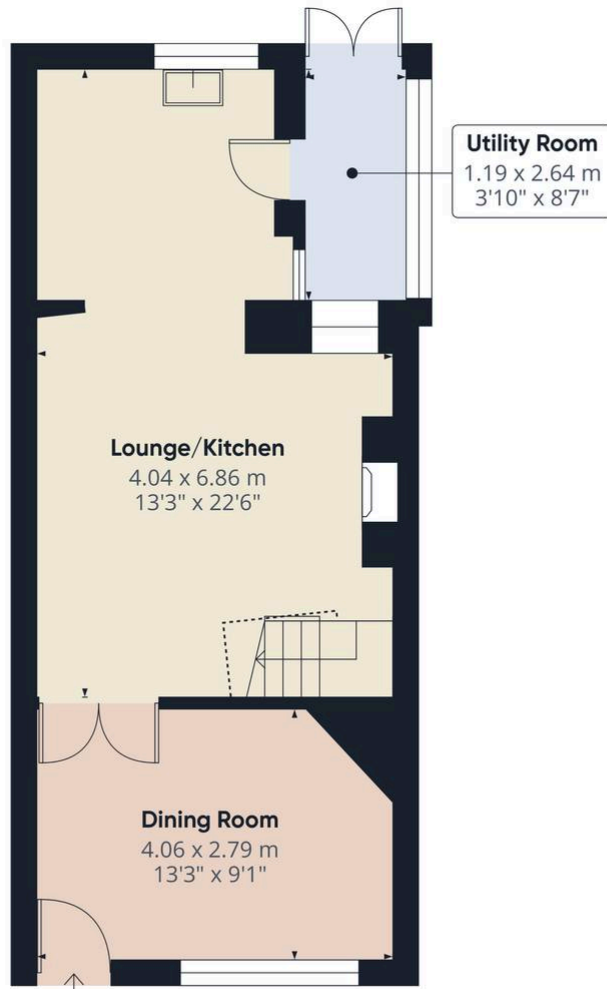












Ground Floor



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

37.6 m<sup>2</sup>  
405 ft<sup>2</sup>

**Reduced headroom**

1 m<sup>2</sup>  
11 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>  
30.3 m<sup>2</sup>  
326 ft<sup>2</sup>

(1) Excluding balconies and terraces

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First Floor

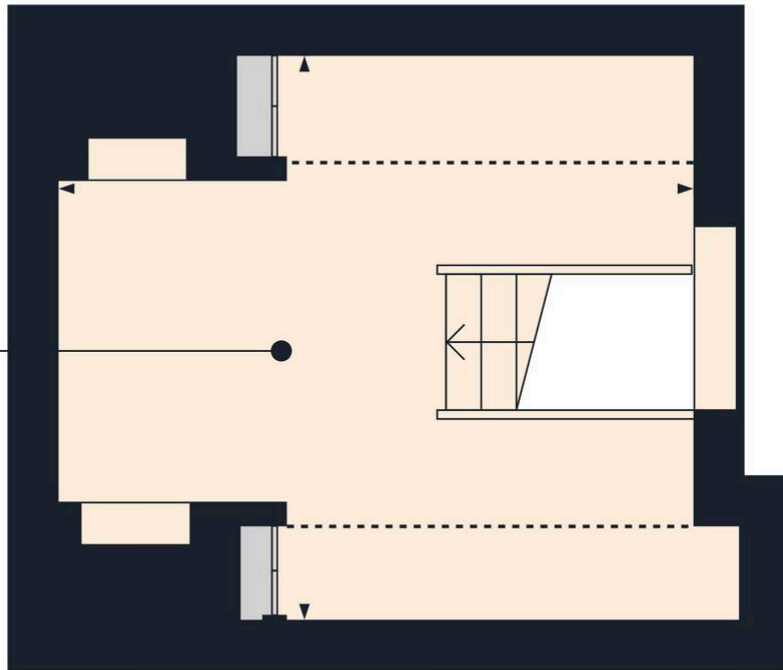


Landing  
0.82 x 4.18 m  
2'8" x 13'8"

Bathroom  
2.55 x 2.49 m  
8'4" x 8'1"

Bedroom 2  
3.11 x 3.19 m  
10'2" x 10'5"

Bedroom 1  
3.89 x 2.84 m  
12'9" x 9'3"



### Informal Loft Room

3.74 x 3.35 m  
12'3" x 11'0"

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

10.3 m<sup>2</sup>  
111 ft<sup>2</sup>

#### Reduced headroom

3 m<sup>2</sup>  
32 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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Second Floor