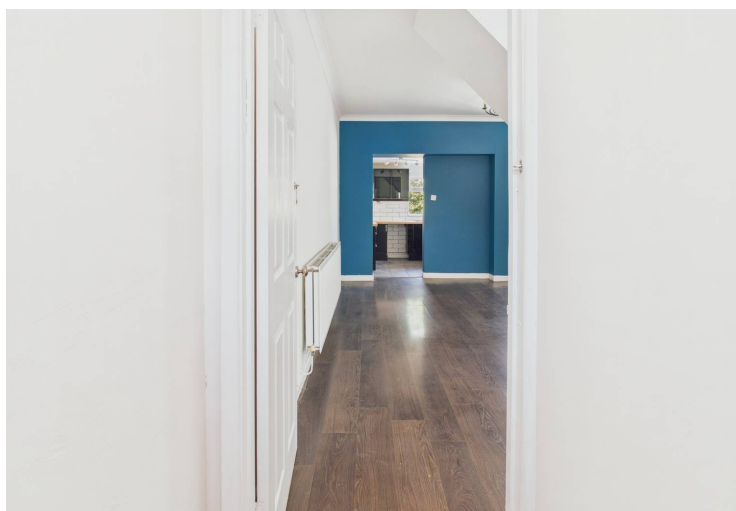
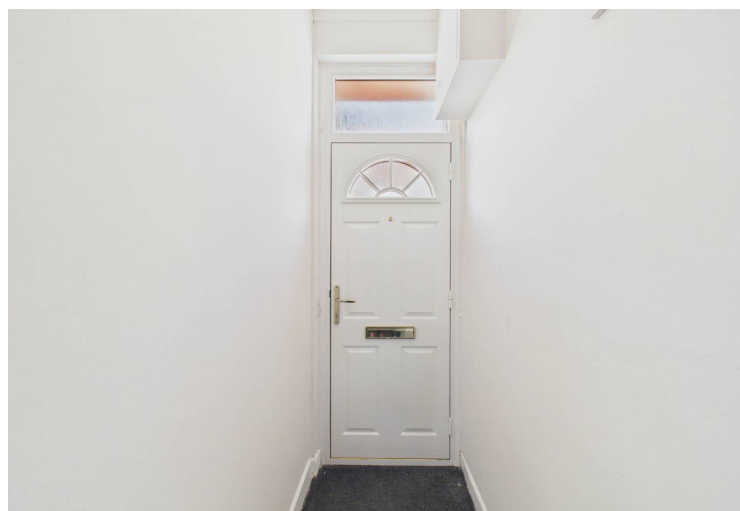




22 Fryatt Street, Barry

£185,000 Freehold

NO ONWARD CHAIN • TWO BEDROOM MID-TERRACE • SPACIOUS OPEN PLAN LOUNGE/DINER • FITTED KITCHEN • FIRST FLOOR FAMILY BATHROOM • GENEROUS ENCLOSED REAR GARDEN • CONVENIENT LOCATION CLOSE TO TRANSPORT LINKS, AMENITIES AND SCHOOLS • EPC C70





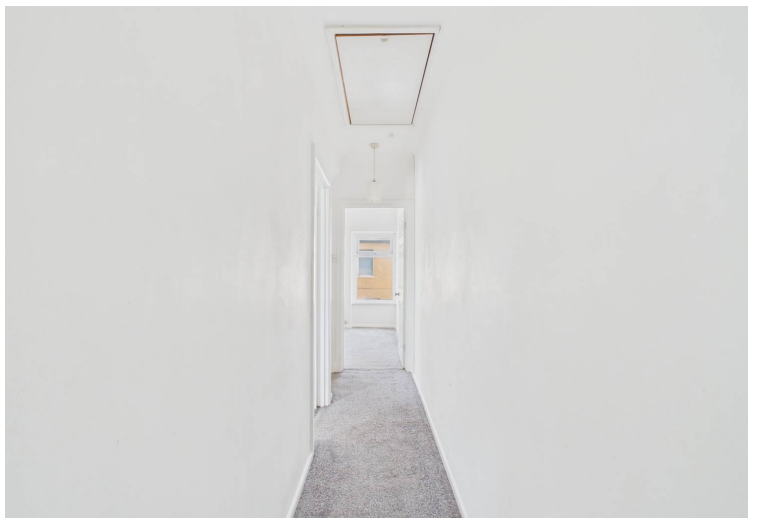
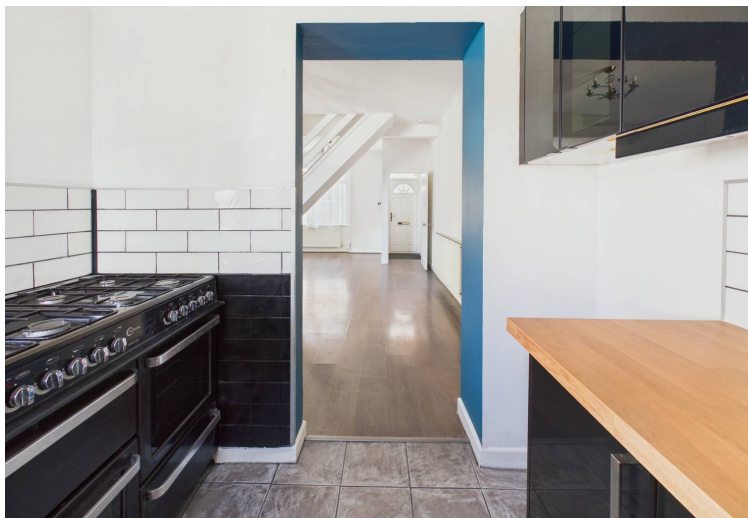
Offered to the market with no onward chain, this two bedroom mid-terraced house is an excellent opportunity for first time buyers, investors or those seeking a convenient location close to transport links, amenities and reputable schools. The property features a spacious open plan lounge and dining area, providing an inviting setting for relaxation and entertaining. The fitted kitchen is thoughtfully designed to maximise space and functionality, with modern units and ample work surfaces. Upstairs, there are two well-proportioned bedrooms with built-in wardrobes to the primary bedroom. The first floor family bathroom is finished to a good standard, offering a practical space for daily routines. Outside, there is a fully enclosed sunny rear garden. The property's EPC rating of C70 highlights its energy efficiency, further complemented by gas central heating and uPVC double glazing throughout. This home is ready to move straight into, with neutral décor that allows for personalisation to suit your style. Ideally situated, the house is within easy reach of local shops, cafes and supermarkets, as well as excellent transport connections for commuting. Families will appreciate the proximity to well-regarded schools, making this a practical choice for a wide range of buyers. Whether you are searching for your first home or a sound investment, this delightful mid-terrace offers comfort, convenience and potential in equal measure.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D		70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



Approximate total area⁽¹⁾

35.9 m²
387 ft²

Reduced headroom

0.9 m²
10 ft²

(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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32.8 m²
353 ft²

(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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