



£230,000

Phyllis Street, Barry

Terraced House | 3 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Spacious three-bedroom family home with additional attic room and versatile outbuilding
- Generous kitchen/diner with French doors to the garden, plus separate utility room
- Large front reception room with period features and high ceilings
- Modern family bathroom and en-suite shower room to main bedroom
- Low-maintenance enclosed rear garden with artificial lawn and patio
- Popular Barry Island location, close to schools, shops, train station, beach, and waterfront amenities

## Property Description

Botham Williams are pleased to present this deceptively spacious family home with an additional attic room and useful outbuilding. The property centres around a generous kitchen/diner with access to the garden, making it an ideal space for everyday living and entertaining. The reception room is well-proportioned and tastefully presented, while all bedrooms are a good size and the bathrooms are modern and well fitted. To the front, there is ample street parking, set back from the property by the pavement. Entry is via a modern uPVC front door. Located in the popular Barry Island area, the home is within walking distance of Maslin Park, Barry Island train station, the Historic Pumphouse, and the waterfront. The property is also close to schools, shops, bars, restaurants, and leisure facilities, including Barry Island beach, the Pleasure Park, and local water sports.

## Main Particulars

Ground Floor

Porch

Accessed via a uPVC front door and separated from the entrance hall by a part-glazed internal door. Provides privacy and helps retain warmth during winter months.

Entrance Hall

Carpeted stairs to the first floor and door to the reception room.

Reception Room

6.78m x 2.87m

A large, front-facing reception room originally designed as two rooms. Features include a fireplace, understairs storage, and three arched alcove storage areas. High ceilings with picture rail and coving.

Kitchen / Diner

4.50m x 4.48m

Modern fitted kitchen with white gloss units, grey rolled-edge worktops, and white metro wall tiles. Stainless steel sink with mixer tap, range cooker with extractor hood, and space for a tall fridge-freezer. Ample space for dining furniture, with French doors to the garden and access to the utility room.

#### Utility Room

2.01m x 1.17m

Space and plumbing for washing machine and tumble dryer. Door to the family bathroom.

#### Family Bathroom

2.37m x 1.89m

Fitted with bath and shower over, WC, wash hand basin, heated towel rail, and obscured rear window. Finished with white metro tiles and grey floor tiles.

#### First Floor

##### Landing

Carpeted, with access to three bedrooms and stairs to the attic room.

##### Bedroom 1

3.38m x 2.14m

Front-facing double with built-in storage cupboard, alcove space, and light wood flooring.

##### En-Suite

1.30m x 1.22m

Shower room with curved shower cubicle, WC, and wash hand basin.

##### Bedroom 2

3.28m x 2.50m

Rear-facing double bedroom with built-in storage and space for wardrobes.

##### Bedroom 3

2.82m x 2.13m

Single bedroom with space for storage or a dressing table. Suitable as a bedroom, home office, or hobby room.

#### Attic Room

3.28m x 3.15m

A bright and versatile space with Velux window to the rear. Ideal as a study, hobby room, or occasional guest room.

#### Outside

##### Rear Garden

Enclosed, low-maintenance garden with grass and access to the outbuilding. Rear lane access.

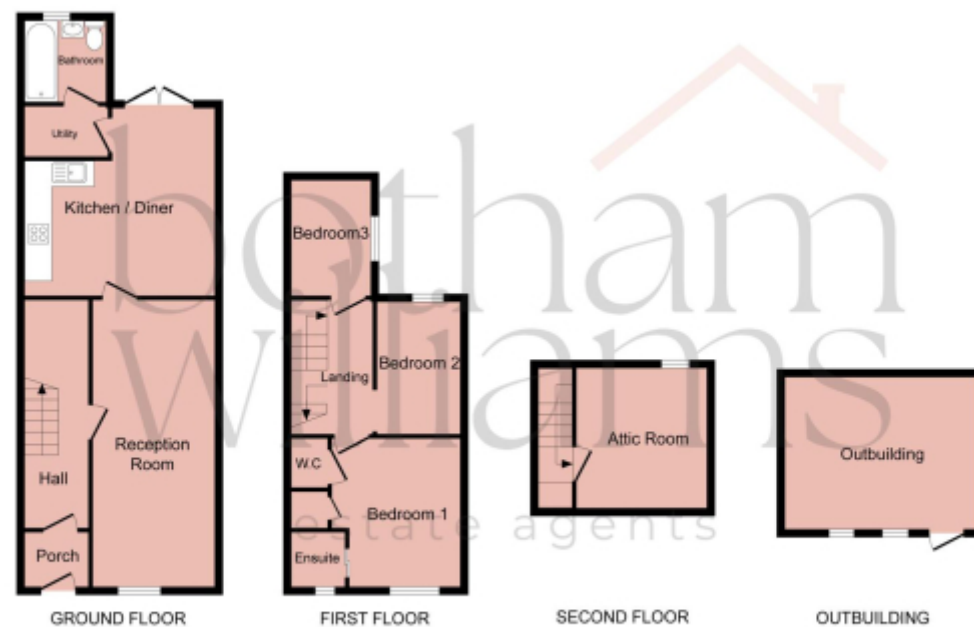
##### Outbuilding

4.40m x 3.64m

A substantial additional space with multiple potential uses, including a hobby room, home office, playroom, or







This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright ©

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