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86 Tynewydd Road, Barry CF62 8BB £260,000 Leasehold

3 BEDS | 1 BATH | 2 RECEPT | EPC RATING D

****UNIQUE TO THE MARKET**** This beautiful three bedroom detached property in the heart of Barry town centre, offering period features throughout and spacious living accommodation. Within walking distance to convenient stores, cafes, local library and doctor/dental surgeries. Transport links via bus or train is also close by with routes to Cardiff/Bridgend. The property briefly comprises, storm porch, entrance hallway, living room, dining room and kitchen with W.C. To the first floor, three bedrooms and bespoke shower room. To the front, steps ascending to a block paved court yard with wrought iron fencing and gates giving access the rear garden. To the rear, a fully enclosed and level garden, landscaped with paved patio, lawn with flower beds and established shrubbery. Benefiting from gas central heating and uPVC double glazed windows throughout.

Viewing is essential to appreciate the character of this dwelling. ***NO ONWARD CHAIN* LEASEHOLD - 999 YEAR WITH APPROX 800 YEARS REMAINING. (YOUR LEGAL REPRESENTATIVE CAN CONFIRM LEASE DETAILS)**



FRONT

A completely detached period dwelling with block paved front court yard, wrought iron fencing and gates leading to the rear garden. Steps ascending to a UPVC double glazed opaque glass twin door into storm porch.

PORCH

Plastered ceiling and walls with ceramic tiles. Quarry tiled flooring. Original door wooden obscured glass door into entrance hallway.

ENTRANCE HALLWAY

13'8 x 6'10 (4.17m x 2.08m)

Papered ceiling and walls with picture rails. Pattern tiled flooring. uPVC double glazed stain glass windows to the side elevation. Wooden staircase with fitted carpet runners and brass clips leading to the first floor. Wooden period doors to two reception rooms and kitchen. Under stairs pantry with window and wall mounted combination boiler. Free standing radiator.

DINING ROOM

14'8 x 11'9 (4.47m x 3.35m, 2.74m)

Papered ceiling and walls with picture rails. Parquet flooring. UPVC double glazed bay fronted windows. Fireplace with cast-iron surround and slate hearth. Radiator.

LIVING ROOM

14'2 x 12'2 (4.32m x 3.71m)

Papered ceiling and walls with picture rails. Parquet flooring. UPVC double glazed windows to the side elevation and rear garden. Gas fireplace with wooden surround and marble hearth. Radiator.

KITCHEN

20'9 x 8'4 (6.32m x 2.54m)

Papered ceiling with inset spotlights. Papered walls with ceramic tiles. Porcelain tiled flooring. UPVC double glazed window overlooking the side elevation and rear garden. A selection of base units and wall mounted units. Laminate work surface and breakfast bar. Space for gas cooker, washing machine and fridge/freezer. Integrated dish washer. Composite sink with mixer tap over. Access to W.C. Door leading to rear garden. Radiator.

W.C.

Papered ceiling and walls with ceramic tiles. Tiled flooring. UPVC double glazed obscured glass window to the rear. Toilet and wall mounted basin.

FIRST FLOOR

LANDING

Papered ceiling and papered walls with picture rails. Laminate flooring. UPVC double glazed stain glass window to the side elevation. Storage cupboard. Period wooden doors to bedrooms and shower room.

MAIN BEDROOM

15'2 x 12'3 (4.62m x 3.73m)

Papered ceiling, papered walls with picture rails. Fitted carpet flooring. UPVC double glazed bay fronted windows. Radiator.

BEDROOM TWO

14'0 x 11'9 (4.27m x 3.58m)

Papered ceiling with inset spotlights. Papered walls. Fitted carpet flooring. Fitted wardrobes. UPVC double glazed window to the rear elevation. Radiator.

BEDROOM THREE

8'6 x 6'7 (2.59m x 2.01m)

Papered ceiling and papered walls with picture rails. Fitted carpet flooring. UPVC double glazed window to the front. Radiator.

FAMILY SHOWER ROOM

8'0 x 6'4 (2.44m x 1.93m)

Papered ceiling with coving and downlights. Floor to ceiling marble tiled walls. Contrasting marble tiled flooring. UPVC double glazed opaque glass window to the rear. Freestanding vanity unit with inset basin and mixer tap over. Close coupled toilet. Walk in shower cubicle with glass shower screen. Power rain shower over. Victorian towel rail heater. Thermostat operating underfloor heating. Mains operated mirror LED lighting.

REAR GARDEN

A fully enclosed rear garden with block paved patio, landscaped lawn with flower beds and mature shrubbery. Established hedges and trees. Composite shed. Fencing and brick built walls.

COUNCIL TAX

Council tax band E.

DISCLAIMER

The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with the owner/seller of the property. If there is any point which is particularly important, please ask. Whilst given in good faith they should not be construed as statements of fact and are provided for guidance only, they do not constitute any part of an offer or contract. 2. When considering making an offer on this property it is advisable to double check all measurements and point of particular importance to you. 3. All measurements and details of location are approximate only. 4. The photographs show only certain parts and aspects of the property at the time they were taken. 5. Buyers are advised to contact a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition. 6. Anyone wishing to view the property must provide their name, address and telephone number to safeguard the well being of owner/seller and staff.

MORTGAGE ADVICE

Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

PROCEEDS OF CRIME ACT 2002

Nina Estate Agents are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

TENURE

We have been advised that the property is FREEHOLD. You are advised to check these details with your solicitor as part of the conveyancing process.

| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| | | 66 | 78 |
| EU Directive 2002/91/EC | | | |
| England & Wales | | | |

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



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