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58 Woodlands Road, Barry CF63 4EG £263,500 Leasehold

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

A beautifully presented traditional mid terraced property and a much loved family home recently modernised throughout by the current vendors to a very high standard. The property was constructed in the early 1900's. Briefly comprising, porch, entrance hallway, through living/sitting room with original feature's and space for a log burner, kitchen/dining, utility room, W.C shower room. To the first floor, Three double bedrooms and a larger than average family bathroom. To the front, a walled Forecorted area with established shrubbery, to the rear, an elevated garden with decked sitting area and with a garage and rear lane access. Gas central heating via a (newly installed 2023) combination boiler. UPVC double glazing throughout.

Agents note: A leasehold property with 999 years from build with approx. 897 years remaining. and £3.00 p a ground rent approx.



FRONT

Gated front garden. Steps ascending to laid Astro turf lawn area with established shrubbery. Storm porch with laid ceramic Victorian styled tiles. Composite double glazed obscured glass front door opening to the entrance hallway.

Storm Porch

3'5 x 2'6 (1.04m x 0.76m)

Smoothly plastered ceiling. Original coving. Smoothly plastered walls. Original wall tile below dado rail. Tiled flooring.

Entrance Hallway

3'05 x 5'06 x 18'01 (1.04m x 1.68m x 5.51m)

Textured ceiling with original coving. Smoothly plastered walls part papered below dado rail, tiled flooring, wall mounted radiator. Composite double glazed front door with obscured glass inserts. Fitted carpet staircase rising to the first floor. Wooden door with glass inserts leading into front through living room. Storage under stairs, through opening leading to kitchen / dining room.

Living Room

12'07 x 14'03 (3.84m x 4.34m)

Textured ceiling with original coving and picture rail's, papered walls, fitted carpet flooring, wall mounted radiator. UPVC double glazed bay fronted window to the front elevation. Log burner with slate hearth. Through opening to second sitting room area.

Sitting Room

10'06 x 11'02 (3.20m x 3.40m)

Smoothly plastered ceiling, papered walls, fitted carpet flooring, wall mounted radiator. UPVC double glazed window to the rear and side elevation. Wooden door with glass inserts leading to the entrance hallway. Through opening to front living room.

Kitchen / Dining

11'02 x 13'03 (3.40m x 4.04m)

Smoothly plastered ceiling, smoothly plastered walls - part papered, ceramic tiled flooring, wall mounted modern radiator. UPVC double glazed window to the side elevation. Modern fitted Shaker style kitchen, comprising of wall and base units. Wood laminate worktop's, integrated double oven, integrated induction hob, integrated cooker hood. Composite sink with swan neck tap, integrated fridge freezer. through opening to utility room. Through opening to entrance hallway.

Utility Room

7'02 x 9'00 (2.18m x 2.74m)

Smoothly plastered ceiling with insert lights, ceramic tiled walls, ceramic tiled flooring. UPVC double glazed window to the side and rear elevation. Space for washing machine, space for dishwasher, space for fridge freezer. Base units for storage. Through opening to kitchen / dining room. UPVC double glazed patio door with obscured glass leading to the side and rear elevation. Sliding wooden door leading to the downstairs W.C shower room.

W.C Shower Room

4'03 x 9'02 (1.30m x 2.79m)

Smoothly plastered ceiling with insert lights, ceramic tiled walls with vent extractor, ceramic tiled flooring, wall mounted towel rail. Double shower with mains powered shower overhead. Small wall mounted wash hand basin, close coupled toilet. Wall mounted combination boiler newly installed in 2023. Sliding wooden door leading to the utility area.

FIRST FLOOR

First Floor Landing

5'06 x 25'09 (1.68m x 7.85m)

Smoothly plastered ceiling with loft access with pull down ladder, smoothly plastered walls - part papered beneath the dado rail, part carpeted flooring - part wood laminate flooring. Steps leading to the front and rear levels, wooden doors leading to bedrooms one, two and bedroom three. Further wooden door leading to the family bathroom. Fitted carpet staircase descending to the ground floor.

Attic Space

Boarded out attic space approx. 25 sqm of storage space. Lighting, Pull down ladder.

Bedroom One

11'03 x 16'06 (3.43m x 5.03m)

Smoothly plastered ceiling with original coving, papered walls with dado rails, fitted carpet flooring, wall mounted radiator. UPVC double glazed bay fronted window to the front elevation with partial views of the channel. Further UPVC double glazed window to the front elevation. Wooden door leading out to the first floor landing.

Bedroom Two

10'06 x 11'02 (3.20m x 3.40m)

Smoothly plastered ceiling, papered walls, fitted carpet flooring, wall mounted radiator. UPVC double glazed window to the side elevation. Wooden door leading out to the first floor landing.

Bedroom Three

9'03 x 11'05 (2.82m x 3.48m)

Textured ceiling, smoothly plastered walls, fitted carpet flooring, wall mounted radiator. UPVC double glazed window to the rear elevation. Wooden door with glass inserts leading out to the first floor landing. Original cast-iron feature fireplace.

Family Bathroom

8'04 x 15'04 (2.54m x 4.67m)

Smoothly plastered ceiling with insert lights, papered walls - part wood panelled, wood laminate flooring, wall mounted modern towel rail. UPVC double glazed windows with obscured glass to the side elevation. Double shower with modern glass screen with mains powered shower overhead, close coupled toilet. Freestanding roll top bath, vanity wash hand basin, wooden door leading out to the first floor landing.

REAR

Courtyard with laid Astro turf lawn and ample space for garden furniture. Steps ascending to a decked area with further room for garden furniture. Steps ascending to double garage and access to rear lane.

Garage

15'05 x 41'04 (4.70m x 12.60m)

Metal panelled roof, brick walls, concrete base. Wooden bi folding doors leading out to rear lane. Single pane aluminium framed window overlooking rear garden. Wooden door leading out via steps to garden.

COUNCIL TAX

Council tax band D

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 Leasehold. You are advised to check these details with your solicitor as part of the conveyancing process.

PHOTOGRAPH DISCLAIMER

Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

