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## 2 Castle Street, Barry CF62 6JR Chain Free £230,000 Leasehold

4 BEDS | 1 BATH | 2 RECEPT | EPC RATING C

\* NO CHAIN \*A traditional end of terrace property, beautifully presented and ideally placed in the sought after West End of Barry and sold with no onward chain. Conveniently located a minutes walk to shops, schools and public transport. Briefly comprising, entrance hallway, living room, dining room and modern fitted kitchen. To the first floor, three bedrooms and family bathroom(Far reaching channel views from bedroom two). To the second floor, a double bedroom with Velux windows with panoramic sea views across the Bristol channel. To the front, a walled forecourt. To the rear, a larger than average low maintenance garden with double gates opening to the lane. UPVC double glazing and gas central heating via combination boiler. Viewing essential to appreciate.

TENURE- The seller has advised us the property is LEASEHOLD with approx 895 years remaining. The annual ground rent is approx £4.00 pa. The appointed conveyancer can clarify this.



## FRONT

Fore courted area with paved patio. Access to entrance hallway via obscured glass front door.

## ENTRANCE HALLWAY

22'11 x 5'3 (6.99m x 1.60m)

Textured ceiling with coving, papered walls, dado rails. Fitted carpet flooring. Stairs rising to 1st floor. Wooden doors to living room and dining room. Under stairs storage. Metre cupboard.

## LIVING ROOM

14'11 x 9'8 (4.55m x 2.95m)

Plastered ceiling with coving, picture rails, papered walls, fitted carpet flooring. UPVC double glazed window overlooking the front elevation. Metre cupboards and radiator.

## DINING ROOM

14'11 x 12'6 (4.55m x 3.81m)

Plastered ceiling with coving, plastered walls, dado rails fitted carpet flooring. UPVC double glazed window overlooking the front elevation. Radiator.

## KITCHEN

13'10 x 9'3 (4.22m x 2.82m)

Plastered ceiling, plastered walls, vinyl flooring. UPVC double glazed windows to the side elevation. Further UPVC obscured glass door opening to the rear garden. Wall mounted radiator. Fitted wall mounted unit, base units with work surface over, space for appliances, stainless steel sink with twin taps over.

## FIRST FLOOR

### LANDING

Textured ceiling, papered walls, dado rails, fitted carpet flooring, further stairs rising to the second floor, wooden doors to bedrooms and family bathroom.

### BEDROOM ONE

16'1 x 11'9 (4.90m x 3.58m)

Plastered ceiling with coving, plastered walls, fitted carpet flooring, radiator. UPVC double glazed windows overlooking the rear garden.

### BEDROOM TWO

12'3 x 9'3 (3.73m x 2.82m)

Plastered ceiling with coving, plastered walls, fitted carpet flooring, UPVC double glazed window overlooking the front elevation. Radiator.

### BEDROOM THREE

10'3 x 9'5 (3.12m x 2.87m)

Papered ceiling with picture rails, plastered walls, fitted carpet flooring, radiator. UPVC double glazed window overlooking the front elevation.

### FAMILY BATHROOM

10'3 x 9'1 (3.12m x 2.77m)

Sloping plastered ceiling, papered walls with picture rails, vinyl flooring. Obscured glass UPVC double glazed window opening to the rear garden. Close coupled toilet. Pedestal wash basin with twin taps. Bath with mixer tap over and electric shower. Wooden cupboard housing combination boiler. Radiator.

## SECOND FLOOR

Plastered ceiling, plastered walls, fitted carpet flooring. Wooden door to fourth bedroom.

## BEDROOM FOUR

12'1 x 10'6 (3.68m x 3.20m)

Plastered ceiling, plastered walls, door to fitted wardrobe. Wooden framed double glazed Velux windows opening with sea views across the Bristol Channel and beyond.

## REAR GARDEN

A larger than average rear garden with paved patio. Brick built walls surrounding. Double wooden gates opening to lane.

## COUNCIL TAX

Council tax band

## 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

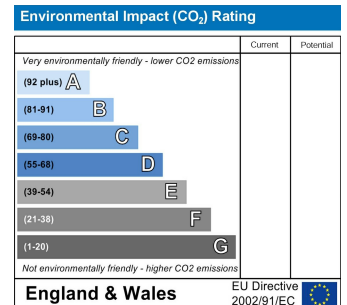
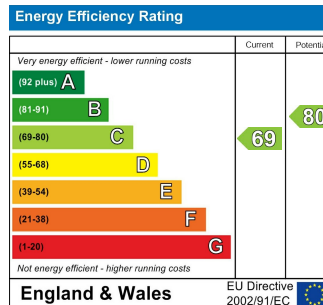
Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

## 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.



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