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25 Castle Street, Barry CF62 6JS £200,000 Leasehold

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

****NO CHAIN**** A beautifully presented bay fronted traditional property 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 a fitted kitchen, To the first floor, two double bedrooms, and a large family bathroom. To the front, a walled forecourt and to the rear a low maintenance enclosed courtyard, and patio area with lane access and feather edge fencing. UPVC double glazing and gas central heating via combination boiler. Viewing essential to appreciate.

TENURE- The seller has advised us the property is LEASEHOLD. The appointed conveyancer can clarify this.



FRONT

A walled Forecourt area, paved path leading to UPVC double glazed front door.

Entrance Hallway

3'00 x 12'07 (0.91m x 3.84m)

Smoothly plastered ceiling, smoothly plastered walls with picture rail, fitted carpet flooring, wall mounted radiator. UPVC double glazed front door with obscured glass insert. Wooden door leading to the dining room. Fitted carpet staircase rising to the first floor.

Living Room

11'04 x 12'10 (3.45m x 3.91m)

Smoothly plastered ceiling with coving, smoothly plastered walls, wood laminate flooring, wall mounted radiator. UPVC double glazed bay fronted window to the front elevation. Cast iron fireplace with gas fire. Wooden French doors with glass inserts leading through to dining room.

Dining Room

12'01 x 12'11 (3.68m x 3.94m)

Smoothly plastered ceiling with coving, smoothly plastered walls, wood laminate flooring, wall mounted radiator. UPVC double glazed window to the rear elevation. Wood door leading through to kitchen. Wooden French doors with glass inserts leading through to living room.. Wooden door leading to entrance hallway.

Kitchen

9'00 x 11'05 (2.74m x 3.48m)

Smoothly plastered ceiling with inset lights, smoothly plastered walls, ceramic tiled flooring. Porcelain tiled splashbacks. UPVC double glazed window to the side elevation, UPVC double glazed patio door to side elevation. Fitted kitchen comprising of wall and base units. Wood laminate worktops. Integrated four ring gas hob, integrated oven, integrated fridge and freezer. Stainless steel cooker hood. Stainless steel sink. Space for Washing machine. Access to under stairs storage. Wooden door leading through to dining room via two steps.

FIRST FLOOR

First Floor Landing

4'11 x 12'07 (1.50m x 3.84m)

Smoothly plastered ceiling with loft access (Fitted ladder with boarded loft), smoothly plastered walls, fitted carpet flooring. Wooden doors leading to bedrooms one and two. Further wooden door leading to the family bathroom. Fitted carpet staircase rising from the ground floor.

Bedroom One

9'09 x 15'00 (2.97m x 4.57m)

Smoothly plastered ceiling, smoothly plastered walls, wood flooring, wall mounted radiator. UPVC double glazed windows to the front elevation. Wooden door leading out to the first floor landing.

Bedroom Two

9'09 x 12'06 (2.97m x 3.81m)

Smoothly plastered ceiling with coving, smoothly plastered walls with picture rail, fitted carpet flooring, wall mounted radiator. UPVC double glazed window to the rear elevation. Wooden door leading out to the entrance hallway.

Family Bathroom

9'01 x 11'00 (2.77m x 3.35m)

Smoothly plastered ceiling with inset lights, smoothly plastered walls part panelled, vinyl flooring, wall mounted radiator. UPVC double glazed obscured glass window to the rear elevation. Close coupled toilet, pedestal wash hand basin. Feature Roll top bath, separate corner shower with mains powered shower overhead. Access to storage cupboard housing wall mounted combination boiler. Wooden door leading out to the first floor landing.

REAR

Enclosed rear garden with feather edge fencing. Courtyard, and a Paved patio area, access to kitchen via a UPVC double glazed patio door. Gated access to rear.

COUNCIL TAX

Council tax band C

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.

