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26 Chesterfield Street, BARRY CF63 1BS £179,950 Leasehold

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

An immaculate mid terraced traditional dwelling, having been renovated by its present owners and viewing is highly recommended. In close proximity to public transport with links across the Vale and Cardiff. Convenient stores, local pubs, eateries and schools are also within walking distance.

Briefly comprising, entrance hallway, living/dining area, steps ascending to a modern fitted kitchen, lobby area with space for appliance/cloaks and ground floor bathroom with modern tiling. To the first floor, three bedrooms. Benefiting from UPVC double glazing and gas central heating. To the front, flush fronted to the pavement, to the rear, a low maintenance patio garden.

AGENTS NOTE:- The property is leasehold with an approx 860 year lease with a cost of approx. £2.00 per year



FRONT

Flush fronted to the pavement. UPVC double glazed front door.

Living Room

14'10 x 10'3 (4.52m x 3.12m)

Open plan hallway opening to the main living area. Smoothly plastered ceiling, coving, downlights and smoothly plastered walls. Feature papered wall to the chimney breast. UPVC double glazed window to the front elevation. Laminate grey flooring. Opening to dining area.

Dining Area

14'6 x 12'0 (4.42m x 3.66m)

Smoothly plastered ceiling and coving, downlighting. Plastered walls. Continuation of grey laminate flooring. Fitted carpet stairs rising to the first floor. Steps descending to the kitchen. UPVC double glazed window overlooking the rear.

Kitchen

8'2 x 8'2 (2.49m x 2.49m)

A fully fitted kitchen with a selection of wall mounted units and base units with laminate worksurfaces over. Integrated electric oven, inset gas hob with a wall mounted extractor fan over. Space with plumbing for washing machine. Door way to rear lobby. UPVC double glazed window to the side aspect. Laminate flooring throughout.

REAR LOBBY

Plastered ceiling with coving and plastered walls. Space for fridge/freezer. Wooden door to bathroom. UPVC double glazed door to the rear aspect.

Family Bathroom

7'7 x 5'6 (2.31m x 1.68m)

PVC panelling to ceiling. Tiled walls and flooring. UPVC double glazed windows. Bath with tiled side panel, mixer taps and shower overhead. Close coupled toilet. Pedestal wash hand basin. Radiator.

FIRST FLOOR

Landing

Plastered ceiling with coving and plastered walls. Fitted carpet flooring. Wooden doors to bedrooms. Access to attic hatch with pull down ladder. Attic has been boarded and lighting throughout.

Master Bedroom

14'2 x 11'7 (4.32m x 3.53m)

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

Bedroom Two

11'5 x 8'10 (3.48m x 2.69m)

Plastered ceiling with coving. Plastered walls. Fitted carpet flooring. UPVC double glazed window overlooking the rear aspect. Radiator

Bedroom Three

8'5 x 8'4 (2.57m x 2.54m)

Plastered ceiling with coving. Plastered walls. Fitted carpet flooring. UPVC double glazed window overlooking the rear aspect. Radiator.

REAR GARDEN

An enclosed rear garden with artificial grass. Stone walls surrounding. Decked patio area. Gate leading to lane access. Outside lighting.

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.

