



1 Broad Street, Barry, Vale Of Glamorgan, CF62 7AA
01446 736888 | enquiries@ninaestateagents.co.uk
www.ninaestateagents.co.uk



15 Iminster Close, Barry CF63 1BU £154,950 Freehold

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

****NO FORWARDING CHAIN**** A spacious mid terraced dwelling in need of modernization. Ideally placed in a cul de sac location and near shops, primary schools and public transport links. Briefly comprising, porch, entrance hallway, fitted kitchen, living / dining room, To the first floor, three bedrooms and family bathroom. Benefiting from UPVC double glazing throughout. and gas central heating via a combination boiler. To the front, a fore-courted area with laid lawn and established shrubbery. To the rear, an enclosed garden with paved pathway and paved patio area, Established shrubbery and laid to lawn. The property also benefits from a garage. Offered with no forward chain.



FRONT

Forecort front. Iron Gate. Steps leading to UPVC double glazed front door leading to front porch. Laid Lawn. Established shrubbery.

Porch

4'08 x 6'08 (1.42m x 2.03m)

Smoothly plastered ceiling. UPVC double glazed windows part obscured glass. UPVC double glazed front door with obscured glass inserts and skylight. Fitted carpet flooring. Wooden door with single pane glass leading through to the entrance hallway.

Entrance Hallway

2'11 x 10'00 (0.89m x 3.05m)

Polystyrene ceiling. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. Wooden door's leading to the kitchen, living / dining room. Access to storage. Fitted carpet staircase rising to the first floor.

Kitchen

9'04 x 9'08 (2.84m x 2.95m)

Polystyrene ceiling. Papered walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Kitchen comprising of wall and base units. Wood laminate worktop's. Stainless steel sink. Space for washing machine. Space for fridge / freezer. Wooden door leading through to the entrance hallway.

Living / Dining Room

16'01 x 19'03 (4.90m x 5.87m)

Textured ceiling. Papered walls. Fitted carpet flooring. Wall mounting radiator's. UPVC double glazed window to the rear elevation. UPVC double glazed French doors with obscured glass leading to the rear garden. Access to under stairs storage. Wooden door leading through to the entrance hallway.

FIRST FLOOR

First Floor Landing

6'02 x 9'01 (1.88m x 2.77m)

Polystyrene vaulted ceiling with UPVC double glazed obscured glass windows. Smoothly plastered walls. Fitted carpet flooring. Fitted carpet staircase rising from ground floor. Wooden doors leading to bedrooms one, two and bedroom three. A further wooden door to the family bathroom.

Bedroom One

9'08 x 13'10 (2.95m x 4.22m)

Polystyrene ceiling. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Built-in wardrobes. Wooden door leading to the first floor landing.

Bedroom Two

9'04 x 13'05 (2.84m x 4.09m)

Polystyrene vaulted ceiling. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wooden door leading through to the first floor landing.

Bedroom Three

7'01 x 10'04 (2.16m x 3.15m)

polystyrene vaulted ceiling smoothly plastered walls fitted carpet flooring, wall mounted radiator UPVC double glazed windows to rear elevation wooden door leading through to 1st floor landing.

Family Bathroom

6'01 x 9'04 (1.85m x 2.84m)

Polystyrene vaulted ceiling with UPVC obscured glass windows. Smoothly

plastered walls. Vinyl flooring. Wall mounted radiator. Porcelain tiled splashback's. Walk-in shower with electric shower overhead. Pedestal wash hand basin. Close coupled toilet. Access to storage housing wall mounted combination boiler. Wooden door leading through to first floor landing.

REAR

Enclosed rear garden with lane access. Paved patio area. Establish shrubbery. Paved pathway. UPVC double glazed French doors leading to the living / dining room.

GARAGE

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 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			84
(81-91) B			
(69-80) C			69
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	



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