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## 86 Merthyr Street, Barry CF63 4LD £155,000 Freehold

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

The property is a two-bedroom mid-terraced traditional home located in a convenient area with close proximity to shops, schools, public transport, and within walking distance to Barry train station. The ground floor comprises of a spacious through living/dining room, and a kitchen. On the first floor, there are two bedrooms and a spacious family bathroom. The front of the property is flush fronted to the pavement, while the rear features a low-maintenance enclosed tiered garden with laid decorative chippings. Double gates leading to lane access.

UPVC double glazed windows throughout. The property benefits from gas central heating via a combination boiler. This property is described as an ideal first-time buy, and viewing is essential to fully appreciate its features.





## FRONT

Flush fronted to the pavement. Composite double glazed front door opening to the entrance hallway.

## Living / Dining

14'08 x 22'00 (4.47m x 6.71m)

Textured ceiling. Smoothly plastered walls. Wood laminate flooring. Wall mounted radiators. UPVC double glazed window to the front elevation. UPVC double glazed window to the rear elevation. Composite front door with obscured glass insert and skylight. Staircase rising to the first floor. Wooden door leading through to the kitchen.

## Kitchen

7'02 x 10'07 (2.18m x 3.23m)

Smoothly plastered ceiling. Smoothly plastered walls. Ceramic tiled splashbacks. Wood laminate flooring. UPVC double glazed window to the side elevation. UPVC door leading out to rear garden. Fitted kitchen comprising of wall and base units. Wood laminate worktop's. Stainless steel sink. Integrated electric hob. Integrated fan assisted oven. Stainless steel cooker hood. Space for washing machine. Space for fridge / freezer. Wooden door leading through to the living / dining room. Wall mounted combination boiler.

## FIRST FLOOR

### First Floor Landing

5'03 x 11'03 (1.60m x 3.43m)

Textured ceiling with loft access. Smoothly plastered walls. Wood laminate flooring. Wooden doors leading to bedrooms one, two, and the family bathroom. Staircase rising from ground floor.

### Bedroom One

10'03 x 14'09 (3.12m x 4.50m)

Textured ceiling. Smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed windows to the front elevation. Decorative tiled fireplace. Wooden door leading out to the first floor landing.

### Bedroom Two

9'03 x 11'03 (2.82m x 3.43m)

Textured ceiling. Smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wooden door leading out to the first floor landing.

### Family Bathroom

7'08 x 10'09 (2.34m x 3.28m)

Smoothly plastered ceiling. Smoothly plastered walls. Ceramic tiled splashbacks. Wood laminate flooring. Wall mounted towel rail. UPVC double glazed window with obscured glass to the rear elevation. P Shaped bath with thermostatically controlled shower overhead. Vanity wash hand basin. Close coupled toilet. Wooden door leading out to the first floor landing.

## REAR

A rear enclosed tiered garden. Paved area leading from kitchen door. Steps ascending to a level area. Further steps leading to a level area laid with decorative chippings. Established shrubbery and double gates leading to rear lane access. Feather edge fencing surrounding.

## 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

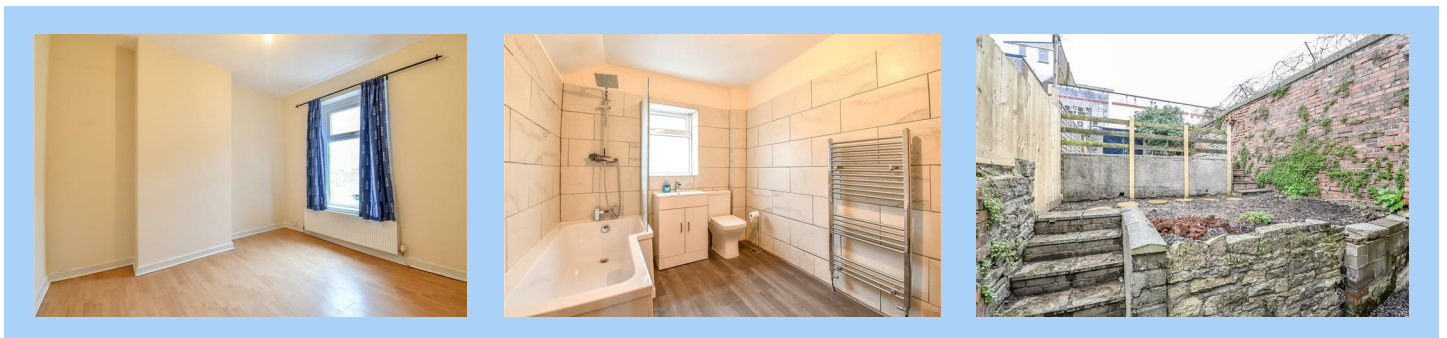
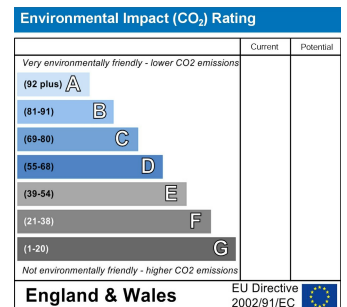
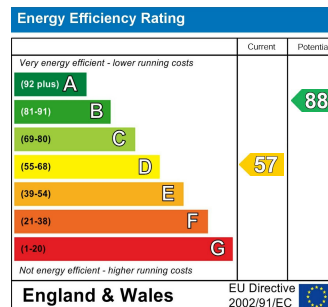
Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

## 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.



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