



## 26 Court Road, Barry CF63 4EU £249,500 Freehold

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

A beautifully presented and spacious end of terrace three bedroom traditional property, offering generous living accommodation throughout. Upgraded by its present owners and viewing is highly recommended to appreciate. Conveniently situated within Barry Town Centre, close to shops, schools and public transport links.

Briefly comprising; entrance porch, hallway, living area, kitchen/dining room with bi-folding doors opening to rear. To the first floor; three bedrooms and a family bathroom. To the front a fore courted front garden with traditional tiles. To the rear an enclosed level garden and side garden with lane access. Benefiting from UPVC double glazing throughout and gas central heating.





## FRONT

Enclosed forecourt area with wrought iron fencing and gate. Established shrubbery. Side access. Traditional tiled pathway leading to a composite front door.

## Entrance Porch

Traditional coving. Timber panelling. Wooden glazed door opening to the hallway.

## Hallway

Period coving. Traditional tiled walls. Wooden balustrade with carpet runners. Wooden doors to living room and dining area. Under stairs storage. Radiator.

## Living Room

27'3 x 13'0 (8.31m x 3.96m)

Traditional coving and ceiling roses. Laminate flooring. UPVC double glazed bay fronted windows and further door opening to the side aspect. Fire place with wooden surround. Feature paper wall. Radiators

## Dining Area

14'0 x 11'4 (4.27m x 3.45m)

Plastered ceiling and walls. Vinyl flooring. Exposed brick to chimney breast. UPVC double glazed windows to side aspect. Radiator. Opening to kitchen.

## Kitchen

13'0 x 12'0 (3.96m x 3.66m)

Kitchen comprises of wall mounted units, base units with laminate work surface over. Integrated electric oven, four ring gas hob and extractor fan over. Space for all further appliances. 1 1/2 sink with mixer tap over. Wall mounted combination boiler. Bi-folding doors opening to the rear garden. UPVC double glazed door and window to the side aspect.

## FIRST FLOOR

### Landing

Split level landing. Fitted carpet flooring. Wooden balustrade with a traditional fitted storage cupboard. Loft access. Doors to bedrooms and family bathroom.

### Bedroom One

14'10 x 14'0 (4.52m x 4.27m)

Papered walls. Fitted carpet flooring. UPVC double glazed bay fronted windows overlooking the front aspect. Mirrored sliding doors to fitted wardrobes. Radiator.

### Bedroom Two

12'6 x 11'7 (3.81m x 3.53m)

Plastered walls and ceiling. Fitted carpet flooring. UPVC double glazed window overlooking the side aspect. Radiator.

### Bedroom Three

10'11 x 9'2 (3.33m x 2.79m)

Plastered walls. Fitted carpet flooring. UPVC double glazed window to the rear aspect. Radiator.

### Family Bathroom

7'6 x 5'1 (2.29m x 1.55m)

Tiled walls. Laminate flooring. UPVC obscured glass window to the side aspect. Three piece suite comprising, close coupled toilet, vanity wash hand basin with mixer tap. Bath with waterfall shower overhead. Towel rail heater.

## REAR GARDEN

A fully enclosed rear garden, low maintenance with artificial grass and decked patio. A mix of brick built walls and timber fencing. Gate to lane access. Side court yard with stone chippings. Access to the front.

## COUNCIL TAX

Council tax band D.

## 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

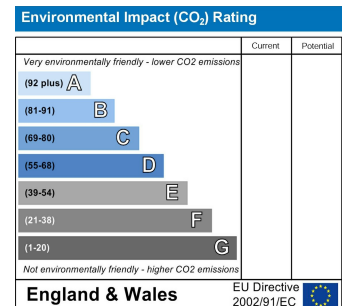
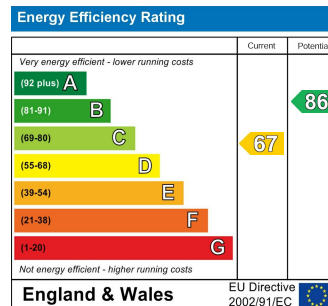
Nina Estate Agents are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

## 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.

## PHOTOGRAPH DISCLAIMER

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