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37 Barry Road, Barry CF63 1BA £189,000 Freehold

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

A beautifully presented spacious mid-terraced dwelling conveniently situated in close proximity to shops, primary schools, and public transport links. The property features an entrance hallway, spacious living room with revealed fireplace and log burner, a fitted kitchen with dining area. Moving to the first floor, there are two double bedrooms, and a single bedroom, and a family bathroom. The house benefits from UPVC double glazed windows and gas central heating throughout.

Externally, the front of the property boasts a flush fronted appearance. At the rear, there is an enclosed low maintenance larger than average garden with a patio area, laid Astro turfed lawn. Viewing is highly recommended to fully appreciate all that this dwelling has to offer. The property has benefited from a replacement roof in May 2023.



FRONT

Flush fronted to pavement. UPVC double glazed front door with obscured glass insert and sky light leading through to the entrance hallway.

Entrance Hallway

3'05 x 9'03 (1.04m x 2.82m)

Smoothly plastered ceiling with original coving. Smoothly plastered walls. Wall mounted radiator. Wood laminate flooring. UPVC double glazed front door with obscured glass insert and skylight. Wooden door with glass insert leading through to the inner hallway.

Inner Hallway

5'03 x 11'08 (1.60m x 3.56m)

Smoothly plastered ceiling. Smoothly plastered walls. Continuation of wood laminate flooring. Fitted carpet staircase rising to the first floor. Wooden door leading through to living room through opening to kitchen.

Living Room

9'10 x 22'05 (3.00m x 6.83m)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed windows to the front and rear elevations. Revealed fireplace's with a log burner. Wooden door leading through to the entrance hallway.

Kitchen

9'01 x 18'11 (2.77m x 5.77m)

Smoothly plastered ceiling with inset light's. Smoothly plastered walls. Porcelain tiled flooring. wall mounted radiator. UPVC double glazed windows to the side elevation. UPVC double glazed French doors leading to rear garden. A modern fitted kitchen comprising of wall and base units. Solid oak worktops. Integrated induction hob. Integrated Fan assisted oven. Inset Belfast sink. Space for washing machine. Space for tumble dryer. ample room for dining furniture.

FIRST FLOOR

First Floor Landing

5'05 x 12'01 (1.65m x 3.68m)

Smoothly plastered ceiling with loft access. Smoothly plastered walls. Fitted carpet flooring. Fitted carpet staircase rising from the ground floor. Wooden doors leading to bedrooms one, two and bedroom three. A further wooden door leading through to family bathroom. Access to built-in storage.

Bedroom One

10'11 x 15'11 (3.33m x 4.85m)

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

Bedroom Two

9'10 x 11'05 (3.00m x 3.48m)

Smoothly plastered 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

8'00 x 10'00 (2.44m x 3.05m)

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

Family Bathroom

5'07 x 9'01 (1.70m x 2.77m)

Smoothly plastered ceiling. Smoothly plastered wall's. Ceramic tiled flooring.

Ceramic tiled splashback's. Porcelain tiles to the shower. Wall mounted towel rail. Vanity wash hand basin. Bath. Close coupled toilet. Shower with thermostatically controlled shower overhead. Wooden door leading to the first floor landing.

REAR

An Enclosed rear garden with rear lane access. Laid sandstone slabs and pathway via two steps. laid AstroTurf lawn. Feather edged fencing surrounding. UPVC double glazed French doors leading to the kitchen / dining area. Side area for additional storage.

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.

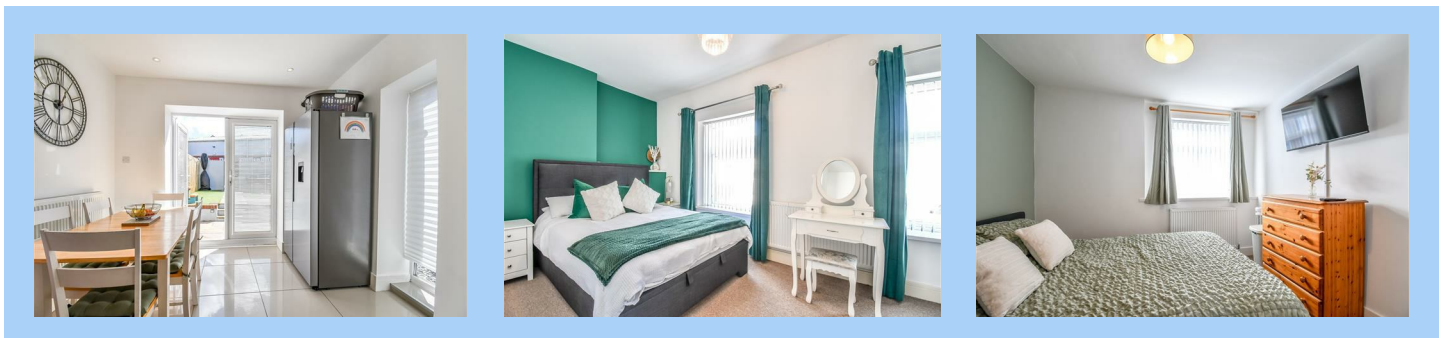
PROCEEDS OF CRIME ACT 2002

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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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