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6 Cambridge Street, Barry CF62 6PJ £380,000 Freehold

3 BEDS | 2 BATH | 2 RECEPT | EPC RATING

****NO ONWARD CHAIN**** Nina Estate Agents present a unique opportunity to own a charming property boasting stunning views of Barry castle and distant sea views. Nestled on Cambridge Street in Barry, this residence is conveniently located near popular natural attractions like Porthkerry Park, Barry Island, Romilly Park, and The Knap Beach. This delightful home offers three generously sized bedrooms, two reception rooms, and two bathrooms, making it an ideal living space. Its proximity to local schools, shops, and public transportation routes adds to its appeal.

The property comprises a porch, entrance hallway, living room, dining room, kitchen, and bathroom on the ground floor. Upstairs features three bedrooms and a shower room. Additionally, it includes a detached garage, an enclosed rear garden, and off-road parking for multiple vehicles. Benefitting from gas central heating and upvc double glazing throughout.



FRONT

Iron gated access to front entrance. Iron gates giving access to the driveway and leading to garage.

Entrance Porch

Plastered ceiling with coving and plastered walls. Tiled flooring. Wooden Door to hallway.

Hallway

Coving to ceiling. Dado rail. Staircase rising to first floor landing with fitted carpet. Radiator. Exposed wooden floorboards. Wooden doors to dining room and living area.

Dining Area

13'4 x 12'1 (4.06m x 3.68m)

UPVC double glazed bay window to the front elevation. Coving to ceiling. Radiator. Exposed wooden floorboards.

Living Room

22'10 x 13'6 (6.96m x 4.11m)

UPVC double glazed bay window to the rear elevation. UPVC double glazed sliding doors to the rear overlooking and leading out to the rear garden. Views of Barry Castle. Coving and ceiling rose. Feature fireplace in situ. Large understairs storage cupboard. Radiators. Wood effect flooring. Door leading to kitchen.

Kitchen

13'6 x 7'10 (4.11m x 2.39m)

UPVC double glazed windows to the side and rear elevation with views of Barry Castle. Range of wall and base units with work surfaces over. Stainless steel sink and drainer with mixer tap over. Built in cooker with four ring gas hob and extractor fan over. Integrated dishwasher. Room for upright fridge/freezer. Tiled floor. Wooden door to rear lobby.

REAR LOBBY

Composite door to side aspect. Tiled flooring. Door leading to bathroom/utility area.

Bathroom/Utility Area

UPVC double glazed obscure windows to the front and side elevation. Spotlights to ceiling. Three piece suite comprising; Bath with mixer tap and shower attachment over, low level w/c and wash hand basin with mixer tap over. Ample space and plumbing for white goods. Radiator. Tiling to floor.

FIRST FLOOR

Landing

UPVC double glazed stained glass windows to the front and side elevation. Coving to ceiling. Dado rail. Access to loft space. Fitted carpet. Wooden doors bedrooms and family bathroom.

Bedroom One

14'0 x 12'4 (4.27m x 3.76m)

UPVC double glazed bay window to the rear elevation with views of Barry Castle. Built in storage cupboard with shelving and hanging space. Radiator. Fitted carpet flooring.

Bedroom Two

13'4 x 12'2 (4.06m x 3.71m)

UPVC double glazed bay window to the front elevation. Coving to ceiling. Radiator. Fitted carpet flooring.

Bedroom Three

10'3 x 8'3 (3.12m x 2.51m)

UPVC double glazed window to the rear elevation. Coving to ceiling. Range of built in wardrobes with shelving and hanging space, wall mounted combination boiler. Radiator. Fitted carpet flooring.

Shower Room

UPVC double glazed obscure window to the side elevation. Coving to ceiling. Three piece suite comprising; close coupled toilet, pedestal wash hand basin with twin taps over and walk in cubicle with wall mounted mixer shower over. Tiling to all walls. Heated towel rail. Tile effect flooring.

REAR

Enclosed with brick walls backing onto the landmark of Barry Castle. Patio area laid with decorative stone pavers. Mature trees and shrubbery. Timber gate giving side access. Access to Garage via wooden door.

GARAGE

Detached garage with lighting and power.

COUNCIL TAX

Council tax band E.

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

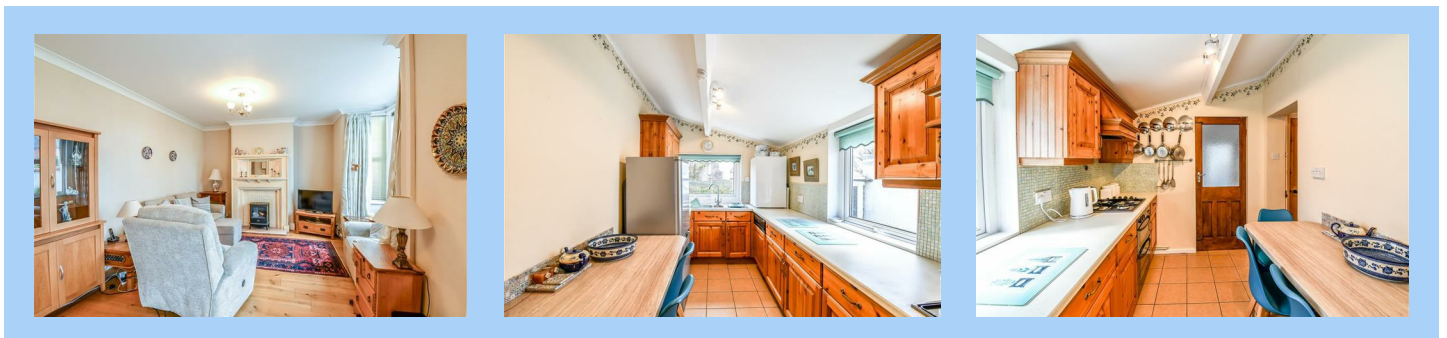
Nina Estate Agents are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

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

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		
EU Directive 2002/91/EC		
England & Wales		



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