



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



## 10 Dyfnallt Road, Barry CF63 1RL £129,950 Freehold

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

**\*\*DEVELOPMENT OPPORTUNITY \*\*** This mid terraced property situated close to local amenities, popular school catchment, public transport links, easy access to link roads leading to the M4 corridor.

This extended, two bedroom mid terrace property comprising:- of hallway, fitted kitchen overlooking front elevation, living opening into dining room (extension). To the first floor:- two double bedrooms and a family bathroom room. To the front, paved area with pathway, To the rear, a longer than average garden, gated access leading to a further garden area, with laid lawn. Option of off road parking via lane access (subject to planning consent and usual approvals). Benefiting from gas central heating via a combination boiler and UPVC double glazed windows.



## FRONT

Enclosed paved area. Pathway leading to wooden front door with glass insert leading into the entrance hallway.

## Entrance Hallway

6'01 x 11'11 (1.85m x 3.63m)

Smoothly plastered ceiling. Smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. Wooden glazed door leading to living / dining room and a further wooden glazed door leading to kitchen. Staircase rising to the first floor.

## Living / Dining Room

11'04 x 27'00 (3.45m x 8.23m)

smoothly plastered ceiling with coving. Smoothly plastered walls - part papered. Partial vinyl flooring. Wall mounted radiator's. UPVC double glazed French doors to the rear garden.

## Kitchen

8'05 x 11'11 (2.57m x 3.63m)

Smoothly plastered ceiling. Smoothly plastered wall. Ceramic tiled splashback's. Ceramic tiled flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Fitted kitchen comprising of wall and base units. Wood laminate worktop's. Stainless steel sink. Integrated five ring gas hob. Integrated fan assisted oven. Space for washing machine. Wall mounted combination boiler. Wooden door with glazed inserts leading through to the entrance hallway.

## FIRST FLOOR

### First Floor Landing

6'01 x 7'07 (1.85m x 2.31m)

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

### Bedroom One

8'08 x 14'11 (2.64m x 4.55m)

Smoothly plastered ceiling. Smoothly plastered walls. Wood laminate flooring. UPVC double glazed windows to the rear elevation. Built-in storage.

### Bedroom Two

8'07 x 11'11 (2.62m x 3.63m)

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

### Family Bathroom

6'01 x 6'10 (1.85m x 2.08m)

Smoothly plastered ceiling. Porcelain tiled walls. Ceramic tiled flooring. Wall mounted radiator. UPVC double glazed obscured glass window to the front elevation. Pedestal wash hand basin. Close coupled toilet. Bath with electric shower overhead. Wooden door leading to the first floor landing.

## REAR

A longer than average garden, gated access leading to a further garden area, with laid lawn. Option of off road parking via lane access (subject to planning consent and usual approvals).

## COUNCIL TAX

Council tax band B

## 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

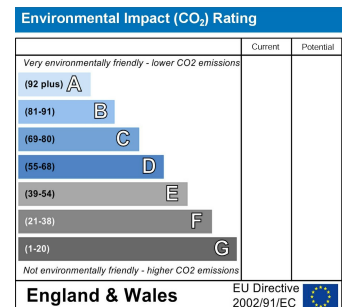
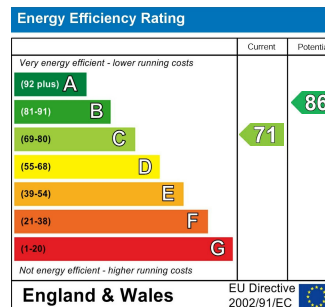
Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

## 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.



[www.ninaestateagents.co.uk](http://www.ninaestateagents.co.uk)

