



37 Pyke Street, Barry CF63 4PF £225,000 Freehold

3 BEDS | 1 BATH | 1 RECEPT | EPC RATING

Nina Estate Agents welcomes to the market this beautifully presented mid terrace family home. The property boasts modern finishes throughout with a spacious living area and fitted kitchen with dining space. In the heart of Barry within walking distance to local amenities such as cafes, convenient stores and local library. Public transport with a train station and bus stop is nearby with links around the Vale and Cardiff. Viewing is highly recommended to fully appreciate this property.

The property briefly comprises, entrance hallway, through living room and kitchen with dining space. Moving upstairs, three bedrooms and family bathroom. To the front, a fore courted area. To the rear garden a low maintenance enclosed garden with artificial grass and decked patio. Gate to lane access. Benefitting from gas central heating and UPVC double glazing throughout.



FRONT

Enclosed forecourt area with brick built walls and tiled pathway. UPVC double glazed front door opening to the entrance hallway.

Entrance Hallway

Plastered ceiling and plastered walls. Fitted laminate flooring. Fitted carpet to the stairs rising. Opening to through living room.

Living Room

25'4 x 12'7 (7.72m x 3.84m)

Textured ceiling with coving and plastered walls. Fitted carpet flooring. Feature electric fireplace. UPVC double glazed bay windows to the front aspect and further UPVC window to the rear. Under stairs storage cupboard. Door opening to the kitchen.

Kitchen & Dining Area

19'1 x 11'8 (5.82m x 3.56m)

Plastered ceiling and plastered walls. Tiled flooring. UPVC double glazed windows to the side aspect and rear. Space for dining. Kitchen comprises, high gloss wall mounted and base units. Laminate work surface over. Integrated Dish washer and washing machine. Integrated fridge/freezer. Extractor fan over. Space for range master cooker. Stainless steel sink and mixer tap over. Door opening to the rear. Wall mounted combination boiler.

FIRST FLOOR

Landing

Textured ceiling, coving, plastered walls and fitted carpet flooring. Doors to bedrooms and family bathroom. Storage cupboard and attic hatch.

Bedroom One

12'0 x 10'9 (3.66m x 3.28m)

Textured ceiling with inset spotlighting, coving and plastered walls. Fitted carpet flooring. UPVC double glazed windows to the front elevation. Mirrored doors to walk-in wardrobe. Radiator.

Bedroom Two

11'6 x 11'2 (3.51m x 3.40m)

Textured ceiling, coving and plastered walls. Fitted carpet flooring. UPVC double glazed windows to the side aspect. Radiator.

Bedroom Three

13'3 x 10'1 (4.04m x 3.07m)

Textured ceiling, coving and plastered walls. Fitted carpet flooring. UPVC double glazed windows to the rear elevation.

Family Bathroom

9'2 x 7'7 (2.79m x 2.31m)

Three piece bathroom suite comprising; freestanding bath with mixer tap and shower head. Shower cubicle with mains operated shower over. Vanity wash hand basin with fitted storage. Close coupled toilet. Vertical modern radiator. Aqua panelling surrounding.

REAR GARDEN

A low maintenance rear garden with artificial grass and decked patio area. Gate leading to lane access.

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.

