



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



## 127 Queen Street, Barry CF62 7EG £185,000 Freehold

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

A well maintained two bedroom property placed in the 'West End' location near shops, schools and public transport.

Viewing is highly recommended to appreciate and is offered with NO Chain. Briefly comprising, entrance hallway, through living room, modern fitted kitchen.

To the first floor, two double bedrooms and a spacious family bathroom. Benefiting from gas central heating and UPVC double glazing throughout. To the front, flush fronted to the pavement.

To the rear, an enclosed garden with steps descending to a level patio sitting area. Lane access.



### Front

UPVC double glazed obscured glass front door and skylight leading into the porch.

### Porch

4'10 x 3'4 (1.47m x 1.02m)

Papered walls fitted carpets glazed inner door to the hallway.

### Hallway

Paper ceiling papered walls fitted carpet radiator stairs rising glazed door into living room.

### Lounge/ Dining Room

24'8 x 12'8 (7.52m x 3.86m)

Papered ceiling coving papered walls fitted carpets two UPVC double glazed windows overlooking front UPVC double glazed window overlooking the rear radiator and glazed door leading to kitchen.

### Kitchen

12' x 7'7 (3.66m x 2.31m)

Smoothly plastered ceiling coving smoothly plastered walls laminate flooring UPVC double glazed windows overlooking the rear UPVC double glazed obscured glass door leading to the garden.

Wall units base units and work surfaces over, integrated electric oven, electric hob, extractor space for tall fridge freezer space for washing machine, stainless steel sink radiator and an understairs cupboard.

### Landing

Papered ceiling attic catch papered walls fitted carpets doors leading to 2 bedrooms and a family bathroom.

### Bedroom 1

16'6 x 11'10 (5.03m x 3.61m)

Papered ceiling smoothly plastered walls fitted carpets two UPVC double glazed windows overlooking the front and a radiator.

### Bedroom 2

12'1 x 9'6 (3.68m x 2.90m)

Papered ceiling coving smoothly plastered walls fitted carpet UPVC double glazed window overlooking the rear fitted alcove cupboards and a radiator.

### Bathroom

12' x 7'7 (3.66m x 2.31m)

Papered ceiling smoothly plastered walls Kardean flooring UPVC double glazed obscured glass fire escape window to the side. Close coupled cistern toilet pedestal wash hand basin, bath cupboard concealing a gas wall mounted gas combination boiler and a radiator.

### Rear

Path, patio area, decked area and chippings.

### COUNCIL TAX

Council tax band

### 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 . You are advised to check these details with your solicitor as part of the conveyancing process.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
	64		86
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

