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14 St. Pauls Avenue, Barry CF62 8HT £219,999 Freehold

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

A much loved family home within close proximity to High Street thoroughfare with an array of boutique shops and cafes. Walking distance to Barry train station with links across the vale and Cardiff.

The property boasts a spacious living area with fitted kitchen to the ground floor. Moving upstairs you have three bedrooms and a family shower room. Loft space with pull down ladder. Outside to the front is a forecourt area with paving. To the rear garden is a tiered style with flower beds, artificial grass and paving. Access to garage via the rear lane. Benefitting from UPVC double glazing throughout.

AGENT NOTE: In need of modernization and without central heating, however there is gas within the property. NO CHAIN.



FRONT

Fore court area with paving. Mature shrubbery. Access to entrance porch via a UPVC obscured glass front door.

Entrance Porch

Textured ceiling and walls. Wooden glass panel door opening to hallway.

Hallway

Textured ceiling, papered walls. Fitted carpet flooring. Stairs rising to the first floor landing. Electric storage heater. Wooden door to living room.

Living Room/Dining

27'8 x 13'3 (8.43m x 4.04m)

Papered ceiling with coving, papered walls. Fitted carpet flooring. Door to kitchen. UPVC double glazed windows to the front and rear elevations.

Kitchen

11'9 x 7'9 (3.58m x 2.36m)

Textured ceiling. Tiled walls and flooring. Door to understairs storage cupboard. UPVC double glazed window and door to the rear elevations. Wall mounted units. Base units. Laminate work surface. Integrated gas hob and electric oven. Space for all further appliances. Sink with mixer tap over.

FIRST FLOOR

Landing

Papered ceiling, papered walls, fitted carpet flooring. Wooden doors to bedrooms and family bathroom. Loft hatch with access to hobby area via pull down ladder.

Bedroom One

14'3 x 10'0 (4.34m x 3.05m)

Plastered ceiling, plastered walls. Fitted carpet flooring. UPVC double glazed window to the front aspect.

Bedroom Two

12'10 x 10'0 (3.91m x 3.05m)

Plastered ceiling and plastered walls. Fitted carpet flooring. Storage cupboard housing a hot water tank. UPVC double glazed window to the rear aspect.

Bedroom Three

8'10 x 6'6 (2.69m x 1.98m)

Plastered ceiling, plastered walls and fitted carpet flooring. UPVC double glazed window to the front aspect.

Shower Room

8'1 x 6'4 (2.46m x 1.93m)

Textured ceiling, tiled walls and vinyl flooring. UPVC double glazed window to the rear aspect. Shower cubicle with electric shower over. Close coupled toilet. Vanity Wash hand basin.

REAR

Steps from kitchen descending. Tiered garden with artificial grass, paved path way with flower beds and mature shrubbery. Garage accessible via lane.

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.

PHOTOGRAPH DISCLAIMER

Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

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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