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2 Clifton Street, Barry CF62 7RG £262,500 Freehold

3 BEDS | 1 BATH | 2 RECEPT | EPC RATING E

A well presented, spacious end terraced traditional property situated in the West End location of Barry, ideally placed off Canon Street and Harbour Road, minutes walk to numerous beaches and parks.

The property briefly comprises, entrance porch, entrance hallway, living room/dining room, sitting room, fitted kitchen. To the first floor, three bedrooms and a family bathroom. Benefiting from gas central heating via a combination boiler.

To the front a walled fore-courted area, with additional storage to the side and side access to the rear. To the rear an enclosed south facing garden with paved patio area, laid lawn and planted established shrubbery.



FRONT

Forecourt front with paving stones. Access to side and rear via a Gate. Ample storage space to the side of the property.

Entrance Porch

3'01 x 3'03 (0.94m x 0.99m)

Smoothly plastered ceiling. Papered walls. Fitted carpet flooring. Wooden door with glass inserts through to the entrance hallway.

Entrance Hallway

5'04 x 2'02 (1.63m x 6.15m)

Smoothly plastered ceiling with coving. Papered walls. Fitted carpet flooring. Wall mounted radiator. Wooden door leading through to living / dining room. A Further wooden door leading to sitting room. Fitted carpet staircase rising to the first floor. Wooden door with glass insert to entrance porch. Original features retained with ceiling roses and dado rails.

Lounge

12'00 x 12'01 (3.66m x 3.68m)

Smoothly plastered ceiling with coving. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. Wood frame single pane bay fronted window. Feature gas fireplace. Through opening to dining area or continuation of living room.

Dining Room

10'00 x 12'01 (3.05m x 3.68m)

Smoothly plastered ceiling with coving. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. Single Pane wood framed window to the rear elevation. Through opening to living area. Wooden door leading through to the entrance hallway.

Sitting Room

10'06 x 13'09 (3.20m x 4.19m)

Smoothly plastered ceiling with coving. Papered walls. Wood laminate flooring. Wall mounted radiator. Single pane wood framed window to the side elevation. Through opening to kitchen. Wooden door by one step leading through to entrance hallway.

Kitchen

10'03 x 11'01 (3.12m x 3.38m)

Smoothly plastered ceiling and walls. Ceramic tiled flooring. Ceramic tiled splashback's. Single pane wood framed windows to side and rear elevations. A fitted kitchen comprising of wall and base units. Wood laminate worktops. Stainless steel sink. Space for electric / gas cooker. Space for fridge and freezer. Space for washing machine. Wall mounted boiler. Wooden barn door with glass insert leading through to side area and rear garden. Through opening to dining/sitting area.

FIRST FLOOR

First Floor Landing

5'05 x 20'00 (1.65m x 6.10m)

Textured ceiling with coving. Papered walls. Fitted carpet flooring. Wooden door's leading to bedrooms one, two, and bedroom three. A further wooden door leading to a family bathroom. Access to storage. Fitted carpet staircase rising from ground floor.

Bedroom One

10'03 x 15'06 (3.12m x 4.72m)

Smoothly plastered ceiling with coving. Papered walls. Fitted carpet flooring. Wall mounted radiator. Single pane wood framed windows to the front elevation. Wooden door leading out to the first floor landing.

Bedroom Two

9'08 x 11'08 (2.95m x 3.56m)

Smoothly plastered ceiling with coving. Papered walls. Fitted carpet flooring. Wall mounted radiator. Wood frame single pane window to the rear elevation. Wooden door leading out to the first floor landing.

Bedroom Three

6'05 x 10'07 (1.96m x 3.23m)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. Wood framed single pane window to the rear elevation. Wooden door leading up to the first floor landing.

Family Bathroom

7'03 x 7'08 (2.21m x 2.34m)

Smoothly plastered ceiling. Smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. Single pane wood framed obscured glass window to the side elevation. Porcelain tiled splashback's. Bath with electric shower overhead. Pedestal wash hand basin. Close coupled toilet. Wooden door leading out to the first floor landing.

REAR

Rear enclosed garden with side access to front. Paved patio area. Laid lawn. Planted established shrubbery. Access to additional storage to the side of property.

COUNCIL TAX

Council tax band D

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.

