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23 Fairford Street, Barry CF63 1BY £165,000 Leasehold

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

A traditional three-bedroom mid-terrace house located in the east end of Barry, close to various amenities such as shops, schools, and the Cadoxton train station offering regular services to Cardiff and Bridgend.

The property includes an entrance hallway, a living/dining room, and a newly fitted kitchen on the ground floor. Upstairs, there are three bedrooms and a bathroom. To the front flush fronted and accessible from the pavement, To the rear features an enclosed elevated garden with a paved patio area and extra storage space.

The house is equipped with UPVC double glazing and gas central heating throughout, making it suitable for first-time buyers or as an investment property.



FRONT

Flush fronted to pavement. On street parking. UPVC double glazed front door leading to entrance hallway.

Entrance Hallway

5'02 x 23'02 (1.57m x 7.06m)

Textured ceiling with original coving. Textured walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed front door with obscured glass insert and skylight. Wooden door with obscured glass inserts leading through to living dining room. Two Steps leading up to fitted kitchen. Fitted carpet staircase rising to the first floor.

Living Room

10'10 x 11'08 (3.30m x 3.56m)

Textured ceiling with original coving. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Electric fire with feature surround. Through to dining area.

Dining Room

9'07 x 11'04 (2.92m x 3.45m)

Textured ceiling. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wooden door with obscured glass insert leading through to entrance hallway.

Kitchen / Breakfast

8'10 x 18'06 (2.69m x 5.64m)

Smoothly plastered ceiling. Smoothly plastered walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed window's to the side elevation. UPVC double glazed patio door with obscured glass insert leading to rear garden. Modern fitted kitchen comprising of wall and base units. Wood laminate worktop's. Stainless steel sink. Space for fridge and freezer. Space for cooker. Space for washing machine and tumble dryer. Through opening to entrance hallway. Wall mounted combination boiler.

FIRST FLOOR

First Floor Landing

5'01 x 18'14 (1.55m x 5.49m)

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

Bedroom One

10'10 x 15'04 (3.30m x 4.67m)

Textured ceiling. Papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wooden door leading to the first floor landing.

Bedroom Two

9'08 x 10'11 (2.95m x 3.33m)

Textured ceiling. Papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wooden door leading to the first floor landing.

Bedroom Three

9'00 x 9'09 (2.74m x 2.97m)

Textured ceiling. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Built-in wardrobe. Wooden door leading to the first floor landing.

Bathroom

5'07 x 8'03 (1.70m x 2.51m)

Textured ceiling. Smoothly plastered walls. Vinyl flooring. Porcelain tiled splashback's. Wall mounted radiator. UPVC double glazed window with obscured glass to side elevation. Pedestal wash hand basin. Close coupled toilet. Bath. Wooden door leading to the first floor landing.

REAR

Rear enclosed elevated garden. Steps leading up to a paved patio area. Additional space to the side for storage.

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.

