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14 Hafren Road, Barry CF62 8HX £147,500 Leasehold

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

****NO CHAIN**** A purpose built two bedroom first floor maisonette property with a spacious wrap around garden. Situated off Buttrills Road in Barry, Vale of Glamorgan. The property offers far reaching sea views across the Bristol Channel from the front elevation and is ideally positioned within close proximity to the town centre location, public transport and local schools.

Briefly comprising, private property entrance with steps ascending to first floor, spacious living room with sea views from the front, two double bedrooms, bathroom suite, kitchen/breakfast room, utility area with steps descending to a wrap around laid to lawn garden with shrubbery. Garage and raised decked area. Benefiting from UPVC double glazed windows and gas central heating. Offered for sale with no onward chain.

Agents Note: Leasehold property with 102 years remaining and low service charges(TBC) payable to the local authority. An ideal first time buy or for an investor looking for a buy to let with an income of approximately £750 p.c.m.



FRONT

Shared pathway to the neighbouring property with access to a front garden, enclosed with established hedges and lawn. Further pathway leading to the side and rear gardens. Steps rising to a UPVC double glazed front door opening to the entrance hallway.

Entrance Hallway

Traditional tiles to flooring. Concrete steps rising to the first floor landing.

First Floor Landing

Textured ceiling, papered walls and picture rails. UPVC double glazed window to the side elevation. Doors to living room, bedrooms and family bathroom. Radiator.

Living Room

16'10 x 14'4 (5.13m x 4.37m)

Textured ceiling, papered walls with picture rails and laminate flooring. Radiator. Fitted storage cupboard. UPVC double glazed window to the front aspect with sea views across the Bristol channel and beyond. Door to kitchen.

Kitchen

14'2 x 10'1 (4.32m x 3.07m)

Textured ceiling, papered walls and vinyl flooring. Kitchen comprises, wall mounted units and base units with breakfast bar. Space for fridge/freezer and space for gas cooker. Stainless steel sink. UPVC double glazed windows to the rear aspect. Radiator. Door to utility room.

Utility Room

8'7 x 7'5 (2.62m x 2.26m)

Sloping plastered ceiling and plastered walls. Vinyl flooring. Plumbing for washing machine. Worksurface. UPVC double glazed window overlooking the rear. Further UPVC double glazed door with steps descending to the rear garden.

Bedroom One

13'9 x 10'9 (4.19m x 3.28m)

Textured ceiling, papered walls with picture rails. Carpet flooring. Fitted storage cupboard. UPVC double glazed window overlooking the front aspect with sea views across the Bristol channel and beyond. Radiator.

Bedroom Two

14'3 x 9'9 (4.34m x 2.97m)

Textured ceiling, papered walls with picture rails. Access to loft via attic hatch. UPVC double glazed window to the rear aspect. Radiator.

Family Bathroom

9'11 x 6'0 (3.02m x 1.83m)

Textured ceiling, papered walls with ceramic splash back tiles. Vinyl flooring. UPVC double glazed window to the side aspect. Bathroom comprises, close coupled toilet, pedestal wash hand basin. Bath with shower off tap. Radiator.

REAR GARDEN

Spacious rear garden with mature shrubbery surrounding. Wrap around with further side aspect garden. Laid to lawn. raised decked patio with space for seating. Garage with up and over door.

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 details of location are approximate only. 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

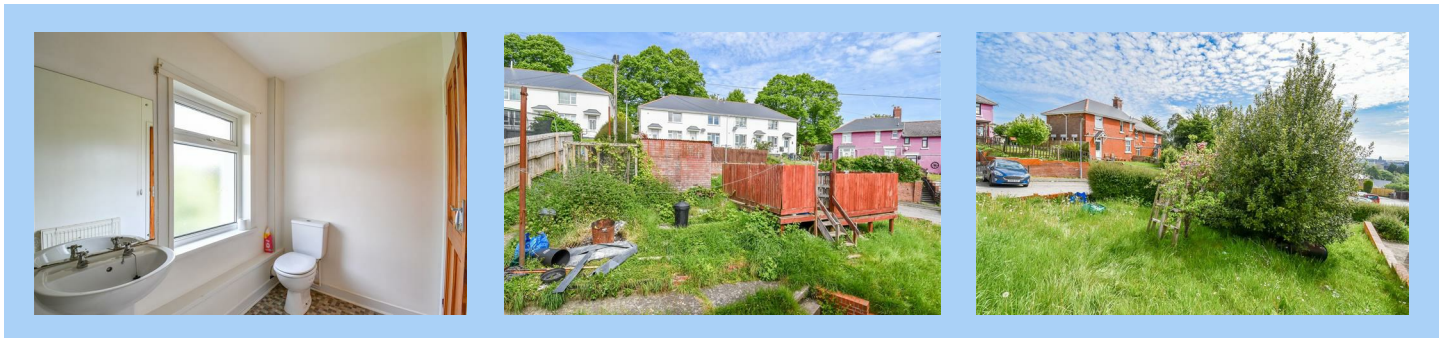
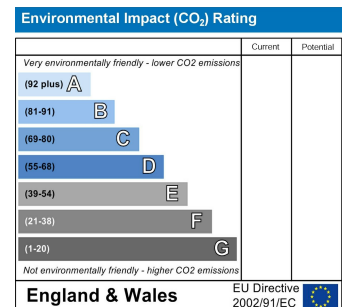
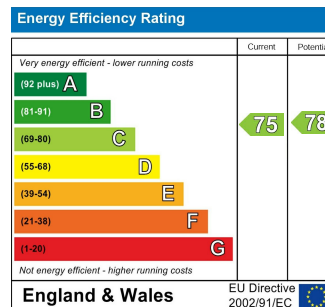
Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

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



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