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72 Princes Street, Barry CF62 7EL £235,000 Freehold

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

A charming traditional dwelling located in a prime location within the High Street shopping area, offering convenient access to various amenities.

The house features an entrance hallway, a cozy living room, a newly fitted kitchen, a dining area, and a family bathroom on the ground floor. To the first floor, there are two double bedrooms, and a master bedroom with an en-suite shower room, and a utility room. The property boasts UPVC double glazing and gas central heating provided by a combination boiler.

Externally, the front of the house is flush fronted to the pavement, enhancing its curb appeal. At the rear of the property, there is an elevated enclosed garden with an Astro turf lawn and well-established shrubbery. Additionally, the garden benefits from lane access.

To truly appreciate all that this property has to offer, viewing is highly recommended.



FRONT

Flush fronted to the pavement. Wooden door with obscured glass insert leading to entrance hallway.

Entrance Hallway

7'02 x 15'08 (2.18m x 4.78m)

Smoothly plastered ceiling, smoothly plastered walls, vinyl flooring, wall mounted radiator. Single pane obscured glass front door with wood frame. Wooden door leading to front living room, wooden door leading to kitchen/diner, wooden door leading to downstairs bathroom. Under stairs storage, staircase with fitted carpet leading to first floor.

Living Room

11'11 x 12'00 (3.63m x 3.66m)

Smoothly plastered ceiling, smoothly plastered walls, wood laminate flooring, wall mounted radiator. UPVC double glazed window to the front elevation. Wall mounted electric fire, wooden door leading out to entrance hallway.

Kitchen/Diner

11'04 x 19'09 (3.45m x 6.02m)

Smoothly plastered ceiling with Velux window above kitchen, smoothly plastered walls, wood laminate flooring, wall mounted radiator. UPVC double glazed window to side elevation, UPVC double glazed patio door to side elevation. Modern newly fitted shaker style kitchen comprising of wall and base units, Solid Oak worktop's, integrated four ring gas hob, integrated fan assisted oven, stainless steel sink. Space for dishwasher, space for fridge freezer, porcelain tiled metro style splash backs, wooden door leading to entrance hallway.

Family Bathroom

7'02 x 8'05 (2.18m x 2.57m)

Smoothly plastered ceiling, smoothly plastered walls, vinyl flooring, wall mounted radiator, porcelain tile splashbacks. UPVC double glazed window with obscured glass to the rear elevation. Vanity toilet, pedestal wash hand basin, bath with overhead electric shower. cupboard contains wall mounted combination boiler, wooden door leading out to entrance hallway.

FIRST FLOOR

First Floor Landing

2'11 x 9'03 (0.89m x 2.82m)

Smoothly plastered ceiling with loft access, smoothly plastered walls, revealed floorboard's, fitted carpet staircase rising from ground floor. Wooden door leading to laundry area, wooden door leading to master bedroom, bedroom two and bedroom three.

Master Bedroom

12'00 x 13'04 (3.66m x 4.06m)

Smoothly plastered ceiling, smoothly plastered walls, revealed floorboards, wall mounted radiator, feature fireplace. UPVC double glazed windows to the front elevation. Sliding wooden door leading to en-suite, wooden door leading to first floor landing.

En-Suite

5'09 x 5'09 (1.75m x 1.75m)

Smoothly plastered ceiling, smoothly plastered walls, vinyl flooring, wall mounted radiator. UPVC double glazed obscured glass window to the front elevation. Close coupled toilet, vanity wash hand basin, corner shower unit with mains powered overhead shower.

Bedroom Two

9'11 x 11'11 (3.02m x 3.63m)

Smoothly plastered ceiling, smoothly plastered walls, revealed floorboard flooring, wall mounted radiator. UPVC double glazed window to the rear elevation. Wooden door leading to first floor landing.

Bedroom Three

8'05 x 9'04 (2.57m x 2.84m)

Smoothly plastered ceiling, smoothly plastered walls, revealed floorboards, wall mounted radiator. UPVC double glazed window to the rear elevation, wooden door leading out to first floor landing.

Utility Room

Smoothly plastered ceiling. Smoothly plastered walls. Wood Flooring. Space for washing machine. Wooden door leading to first floor landing.

REAR

Recently landscaped, small courtyard area with steps ascending to raised laid Astro turf area with space for garden furniture, wood fencing to the rear with gate access to lane. Decorative chippings to lower area for storage or potted plants.

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

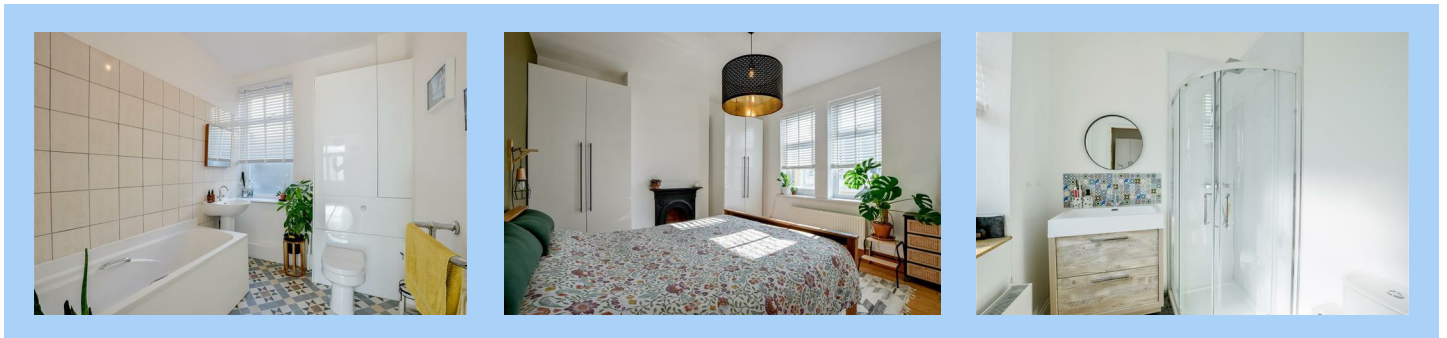
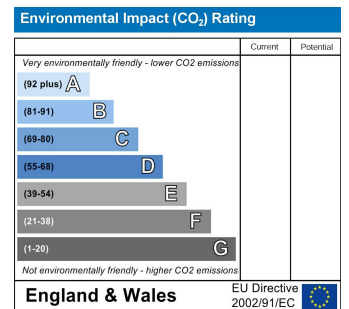
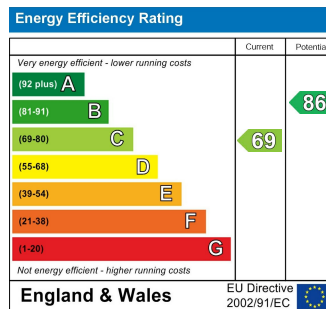
Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

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.



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