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39 Church Road, Barry CF63 1JX Offers In The Region Of £158,700

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

A well presented, two bedroom mid terraced property placed in Cadoxton to the east of Barry and in closed proximity to the link road giving easy access to Cardiff/M4. Local shops, schools, Victoria Park and Cadoxton train station providing services to Cardiff and Bridgend are all in walking distance.

Briefly comprising to the ground floor; entrance hallway, living room, dining room, and a fitted kitchen. To the first floor two double bedrooms and a family bathroom.

To the front; flush to the pavement. To the rear a level enclosed low maintenance garden with paved patio area and rear lane access.

The property benefits from UPVC double glazing throughout, gas central heating via combination boiler, Original feature retained. The property has had recent redecoration and is sold with no onward chain.

An ideal first time buy or for an investor looking for a buy to let.



FRONT

Flush fronted to the pavement. UPVC double glazed front door with obscured glass and sky light leading through to the entrance Porch.

Entrance Porch

2'11 x 3'00 (0.89m x 0.91m)

Smoothly plastered ceiling. Papered walls. Fitted carpet flooring. UPVC double glazed front door with obscured glass insert and skylight. Wooden door with obscured glass insert leading through to the entrance hallway.

Entrance Hallway

2'08 x 10'04 (0.81m x 3.15m)

Textured ceiling. Papered wall's. Wood laminate flooring. Wall mounted radiator. Wooden door with obscured glass insert's leading to front porch. Wooden door's leading to front living room and separate dining room. Fitted carpet staircase rising to the first floor.

Living Room

9'09 x 10'04 (2.97m x 3.15m)

Textured ceiling. Papered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wooden door leading to the entrance hallway. Original built in cupboards. (Original cast iron fire place still in situ currently covered with a marble panel).

Dining Room

10'05 x 11'01 (3.18m x 3.38m)

Papered ceiling. Papered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Feature fire surround. Wooden door leading to kitchen via two steps. Further wooden door leading to the entrance hallway. Access to under stairs storage.

Kitchen

8'05 x 9'00 (2.57m x 2.74m)

Papered ceiling. Textured walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. UPVC double glazed patio door with obscured glass insert leading to rear garden via steps. A fitted kitchen comprising of wall and base units. Wood laminate worktop's. Stainless steel sink. Integrated four ring hob. Integrated fan assisted oven. Integrated cooker hood. Porcelain tiled splashback's. Two steps via a wooden door to dining room.

FIRST FLOOR

First Floor Landing

5'06 x 11'01 (1.68m x 3.38m)

Textured ceiling with loft access. Papered walls. Fitted carpet flooring. Wooden door's leading to bedrooms one and two. A further wooden door leading to the shower room. Fitted carpet staircase rising from the ground floor.

Bedroom One

10'02 x 13'09 (3.10m x 4.19m)

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

Bedroom Two

7'09 x 11'01 (2.36m x 3.38m)

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

Bathroom

8'09 x 9'09 (2.67m x 2.97m)

Textured ceiling. Papered walls. vent extractor. Vinyl flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the side elevation. Double shower with electric shower overhead. Pedestal wash hand basin. Close coupled toilet. Porcelain tiled splashback's. Access to airing cupboard. Wooden door leading out to the first floor landing.

REAR

A rear enclosed garden. Steps leading down from UPVC double glazed patio door from kitchen. Level garden with paved pathway and paved patio area. Planted established shrubbery. Rear lane access. Access to basement storage. Access to outside W.C.

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

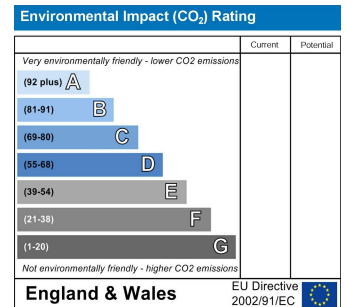
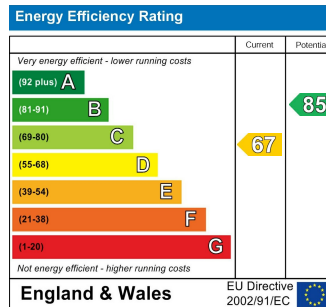
Nina Estate Agents are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

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.

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.



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