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Bridge Street, Barry CF63 1LL £175,000 Freehold

1 BEDS | 1 BATH | 1 RECEPT | EPC RATING G

****NO CHAIN**** An exciting opportunity to acquire this recently renovated end of terrace one bedroom cottage, built in approx. 1750 in old Cadoxton, Barry, close to schools and public transport.

The link road is a short drive away, leading to Culverhouse cross/M4. benefiting from gas central heating, replacement UPVC double glazed windows, replacement wiring etc. Space for log burner. 2024 combination boiler. Briefly comprising, entered via kitchen with original beamed ceilings, living room with stairs rising.

To the first floor, one bedroom and study. Replacement shower room. To the rear, steps ascending to a laid lawn area with established shrubbery and laid decorative chippings. Access to an outbuilding providing lighting, and also an outside w.c. To the front, a laid to lawn garden surrounded by mature shrubs and revealed stone walls, leading to gated access leading bridge street. Beautifully presented throughout, viewing highly recommended!



FRONT

Kitchen

7'07 x 10'07 (2.31m x 3.23m)

Smoothly plastered ceiling with revealed oak beam. Smoothly plastered walls. Vinyl flooring. Wall mounted vertical radiator. UPVC double glazed window to the front elevation. UPVC double glazed front door. Modern fitted kitchen comprising of wall and base units. Wood laminate worktop's. Integrated induction hob. Integrated oven. Stainless steel cooker hood. Porcelain tiled splashback's. Through opening via one step to living / dining room.

Living / Dining

12'03 x 13'06 (3.73m x 4.11m)

Smoothly plastered ceiling. Smoothly plastered walls. Wood flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Fitted carpet staircase with revealed original stone rising to the first floor. Space for Log burning stove with slate hearth and floating oak beam. Through opening to kitchen via one step.

FIRST FLOOR

First Floor Landing

2'06 x 7'11 (0.76m x 2.41m)

Smoothly plastered ceiling with loft access. Smoothly plastered walls. Fitted carpet flooring. Fitted carpet staircase with revealed original stone rising from ground floor. Sliding oak wood doors leading to bedrooms one and shower room. Solid oak door leading to bedroom two. Wall mounted combination boiler (2024).

Bedroom One

7'06 x 12'10 (2.29m x 3.91m)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet flooring. Wall mounted vertical radiator. UPVC double glazed window to the side elevation. Solid oak sliding door leading out to the first floor landing.

Study

5'09 x 6'02 (1.75m x 1.88m)

Smoothly plastered ceiling with skylight. Smoothly plastered walls. Fitted carpet flooring. Wall mounted vertical radiator. Solid oak door leading out to the first floor landing.

Shower Room

3'06 x 5'09 (1.07m x 1.75m)

Smoothly plastered ceiling. Smoothly plastered walls. Vinyl flooring. Wall mounted towel rail. UPVC double glazed window with obscured glass to the side elevation. Pedestal wash hand basin. Close coupled toilet. Corner shower with thermostatically controlled shower overhead. Ceramic tiled splashback's. Sliding Oak door to the first floor landing.

REAR

An enclosed rear garden. Paved patio area with slate paving stone. Steps rising to a laid lawn. Surrounding fencing with original stone walls revealed. Laid decorative chippings. Planted shrubbery. Access to outbuilding, & Outside W.C. UPVC double glazed door leading to the living room.

Outbuilding

5'00 x 9'11 (1.52m x 3.02m)

Panelled ceiling & walls. Concrete flooring. UPVC double glazed window. Wooden door leading out to rear garden. Lighting.

Outside W.C

3'10 x 4'11 (1.17m x 1.50m)

Panelled ceiling & walls. Concrete flooring. Wall mounted sink. Close coupled toilet. Lighting. Wood door leading to rear garden.

COUNCIL TAX

Council tax band

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

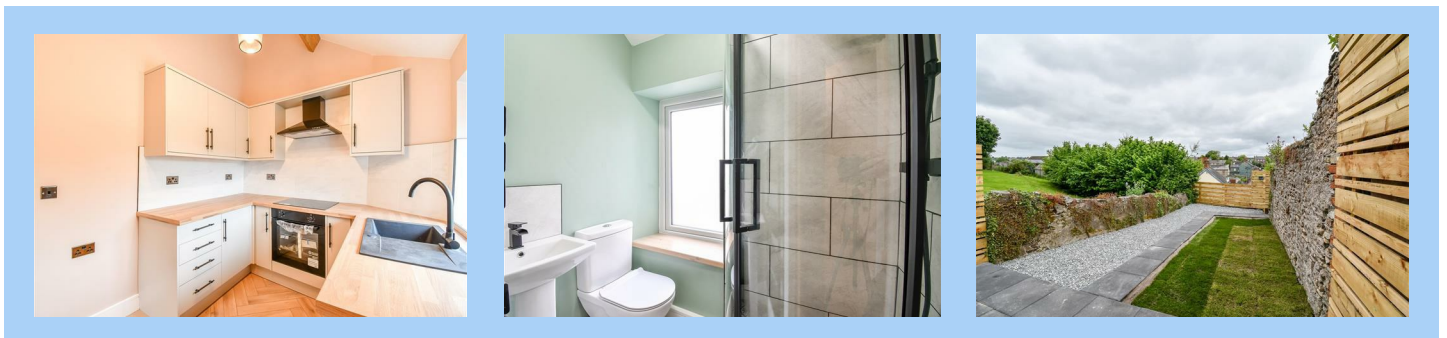
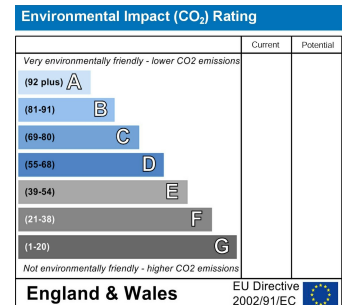
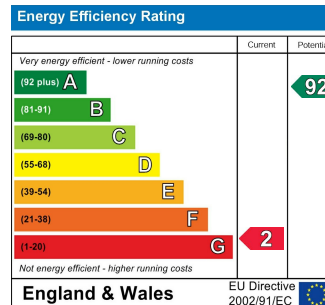
Nina Estate Agents are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

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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