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37 Quarella Street, Barry CF63 2JF £182,500 Freehold

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

A well presented mid terraced traditional property, offering no onward chain. Within walking distance to shops and local amenities with Cardiff situated approximately 20 mins drive away and local train station with links across the vale/Cardiff.

Briefly comprising , entrance hallway, through living room/dining, fitted kitchen and family bathroom. To the first floor, three bedrooms double bedrooms. Benefiting from gas central heating via a combination boiler and UPVC double glazing throughout. To the front, flush fronted to the pavement. To the rear, a courtyard style garden with paved patio areas, mature shrubbery and pergola giving privacy. An ideal first time buy.



FRONT

Flush fronted property, UPVC double glazed window opening to the entrance hallway.

Entrance Hallway

Papered ceiling, coving, papered walls and dado rails. Vinyl flooring. Fitted carpet to stairs rising to the first floor. Radiator. Glass panel door to kitchen. Wooden door to living/dining room.

Living/Dining Room

22'11 x 12'0 (6.99m x 3.66m)

Papered ceiling, coving, papered walls with dado rails. Fitted carpet flooring. UPVC double glazed door to front and rear aspect. Radiators.

Kitchen

11'5 x 9'8 (3.48m x 2.95m)

Plastered ceiling and plastered walls. Vinyl flooring. UPVC double glazed window to the side aspect. Fitted kitchen with handleless design and high gloss. Wall mounted units, base units and laminate work surface. Space for all appliances. Door to rear lobby. Wall mounted combination boiler.

REAR LOBBY

Plastered ceiling, tiled walls. Vinyl flooring. UPVC double glazed door to the side aspect. Door to bathroom.

Family Bathroom

9'11 x 6'3 (3.02m x 1.91m)

Plastered ceiling, tiled walls. Vinyl flooring. UPVC double glazed window to the rear aspect. Bath with mains powered shower over. Mixer tap. Close couple toilet. Pedestal wash hand basin. Radiator.

FIRST FLOOR

Landing

Papered ceiling, papered walls with dado rails. Fitted carpet flooring. Doors to bedrooms.

Master Bedroom

16'4 x 11'6 (4.98m x 3.51m)

Papered ceiling, papered walls, fitted carpet flooring. UPVC double glazed windows to the front aspect. Radiator.

Bedroom Two

10'11 x 10'6 (3.33m x 3.20m)

Papered ceiling, papered walls, fitted carpet flooring. UPVC double glazed window to the side aspect. Radiator.

Bedroom Three

10'10 x 9'11 (3.30m x 3.02m)

Plastered ceiling, plastered walls, fitted carpet flooring. UPVC double glazed windows to the side aspect. Radiator.

REAR GARDEN

Pathway with steps ascending to a level low maintenance garden with paved patio areas, rockeries with decorative chippings and mature shrubbery. Brick walls surrounding.

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.

