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## 29 Everard Street, Barry CF63 4PW £195,000 Freehold

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

A well-presented, mid-terraced, traditional dwelling located in close proximity to all local amenities. It is an ideal first-time buy or for an investor looking to buy-to-let. The property briefly comprises of an entrance porch, a living / dining room, a further sitting room with space for a original cast iron fireplace, and a modern fitted kitchen.

To the first floor, there are three bedrooms and a family bathroom. The property also features a forecourted area to the front and an enclosed garden with lane access to the rear. It benefits from gas central heating and UPVC double glazing throughout.



## FRONT

Fourcourted front garden. Steps ascending to a UPVC double glazed opaque glass front door.

## Entrance Hallway

2'11 x 7'10 (0.89m x 2.39m)

Textured ceiling with original coving. Papered walls. Decriptive ceramic tiled flooring. Composite front door with obscured glass insert and skylight. Through opening to living / dining room.

## Living / Dining Room

10'05 x 25'06 (3.18m x 7.77m)

Smoothly plastered ceiling with original coving. Smoothly plastered walls. Wood laminate flooring. Wall mounted radiators. UPVC double glazed bay fronted window to the front elevation. UPVC double glazed window to the rear elevation. Space for log burning stove. Fitted carpet staircase rising to the first floor. Access to under stairs storage. Through opening to sitting-room.

## Sitting Room

9'09 x 10'09 (2.97m x 3.28m)

Smoothly plastered ceiling with coving. Papered walls. Continuation of wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the side elevation. Through opening to kitchen. Through opening to living dining area. Original cast-iron fireplace.

## Kitchen

7'07 x 10'03 (2.31m x 3.12m)

Smoothly plastered ceiling. Smoothly plastered walls. Ceramic tiled flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Fitted kitchen comprising of wall and base units. Wood laminate worktop's. Stainless steel double sink. Integrated four ring gas hob. Integrated fan assisted oven. Space for washing machine. Space for fridge / freezer. Wall mounted combination boiler. UPVC double glazed patio door with obscured glass leading to the rear garden.

## FIRST FLOOR

### First Floor Landing

5'01 x 17'09 (1.55m x 5.41m)

Textured ceiling with coving and loft access. Papered walls. Fitted carpet flooring. Fitted carpet staircase rising from ground floor. Split level stairs. Wooden doors leading to bedrooms one, two and bedroom three. A further wooden door leading to the family bathroom. Access to storage.

### Bedroom One

10'09 x 13'00 (3.28m x 3.96m)

Textured ceiling with coving. Textured walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed windows to the front elevation. Built-in wardrobes. Wooden door leading to the first-floor landing.

### Bedroom Two

9'05 x 11'05 (2.87m x 3.48m)

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

### Bedroom Three

6'01 x 9'11 (1.85m x 3.02m)

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

## Family Bathroom

5'08 x 6'10 (1.73m x 2.08m)

Wood panelled ceiling. Smoothly plastered walls. Vinyl flooring. Porcelain tiled splashback's. Wall mounted towel rail. UPVC double glazed window with obscured glass to side elevation. Corner bath with electric shower overhead. Close coupled toilet. Vanity wash hand basin. Wooden door leading to the first floor landing.

## REAR

Enclosed rear garden with paved patio and paved pathway. Raised decked area. Gated access to rear lane. UPVC double glazed patio doors obscured glass leading to kitchen.

## 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

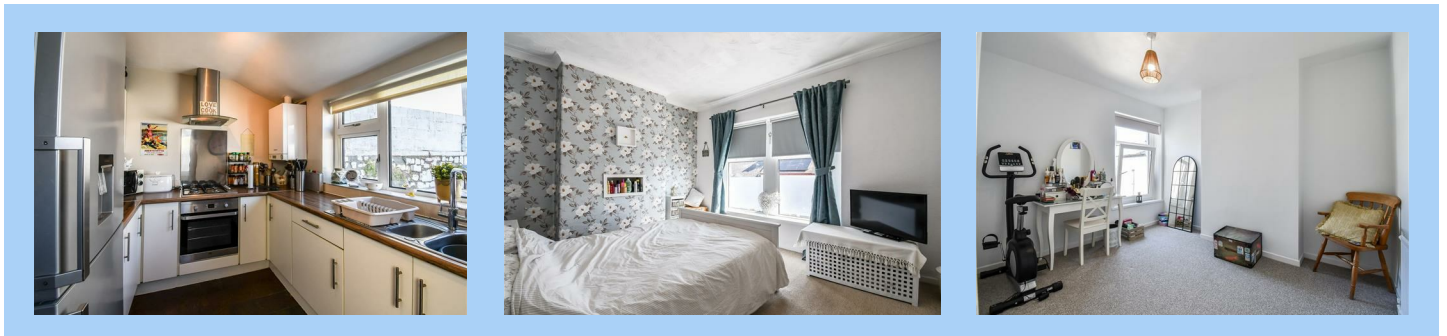
Nina Estate Agents are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

## 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			69
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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