



## 71 Coldbrook Road East, Barry CF63 1NG £210,000 Freehold

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

This traditional fore-courted dwelling placed on Coldbrook Road East in Barry, this delightful terraced boasts two reception rooms and three cosy bedrooms, this traditional home is perfect for those seeking comfort and convenience. Located near the link road to Cardiff/M4, this property offers easy access to the city and beyond. With local schools, supermarkets, and bus links just a leisurely stroll away, the location couldn't be more ideal for families or professionals alike.

Briefly comprising, entrance porch leading to a hallway, living room/dining room, a modern fitted kitchen/breakfast room and family ground floor bathroom suite. Upstairs comprises, three double bedrooms. To the rear, a enclosed garden, complete with stonewalls, a paved patio and a Astro Turfed lawn. With the added benefits of UPVC double glazing and gas central heating.

Don't miss the opportunity to make this lovely property your own - viewing is highly recommended.





## FRONT

Forecourt area, tiled path way leading to a UPVC double glazed front door.

## Entrance Porch

Plastered ceiling with coving. Plastered walls with part tiles. Tile flooring. Glass panel door opening to hallway.

## Entrance Hallway

Plastered ceiling with coving. Plastered walls. Radiator. Carpet flooring. Stairs rising to the first floor. Opening to living area/dining area.

## Living Room

12'1 x 10'0 (3.68m x 3.05m)

Plastered ceiling, plastered walls with coving. Carpet flooring. UPVC double glazed window to the side aspect. Understairs storage. Door to kitchen. Feature papered chimney breast with fitted traditional fireplace, wooden surround and marble hearth.

## Dining Room

12'5 x 13'0 (3.78m x 3.96m)

Plastered ceiling with coving. Plastered walls. Laminate flooring. UPVC bay window to the front. radiator. Feature paper chimney breast with traditional fitted fireplace, wood surround and marble hearth.

## Kitchen

15'6 x 9'4 (4.72m x 2.84m)

Plastered ceiling with coving, plastered and wall papered walls. Laminate flooring. UPVC double glazed windows to the side aspect. Kitchen is fitted with a selection of wall mounted units, base units and laminate work surface. Fitted dishwasher. Plumbing for washing machine. Space for fridge/freezer. Integrated electric oven and gas hob. Door to rear lobby.

## Inner Lobby

Plastered ceiling. Plastered walls. UPVC double glazed door to the rear. Bi-folding door to bathroom.

## Ground Floor Bathroom

10'11 x 9'7 (3.33m x 2.92m)

Plastered ceiling. Plastered walls with wood panelling. Tiled flooring. UPVC double glazed window to the rear aspect. Four piece bathroom suite comprising of a close coupled toilet, pedestal wash hand basin, free standing bath and shower cubicle with mains operated shower overhead. Victorian style towel heater. Extractor fan. Cupboard housing a wall mounted combination boiler.

## FIRST FLOOR

### First Floor Landing

Textured ceiling, attic hatch and plastered walls. Doors to bedrooms. Carpet flooring.

### Bedroom One

15'2 x 10'8 (4.62m x 3.25m)

Textured ceiling, plastered walls. Carpet flooring. UPVC double glazed window to the front aspect. Radiator.

### Bedroom Two

11'9 x 8'9 (3.58m x 2.67m)

Textured ceiling, plastered ceiling. Radiator. UPVC double glazed window. Carpet flooring.

### Bedroom Three

9'5 x 8'9 (2.87m x 2.67m)

Sloping textured ceiling. Plastered walls. Radiator. Carpet flooring. UPVC double glazed window.

## REAR

A level rear garden with paved patio and artificial grass. Feather hedge fencing surrounding and traditional stone walls. Outside tap. Gate to lane.

## 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

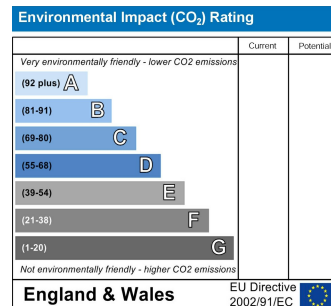
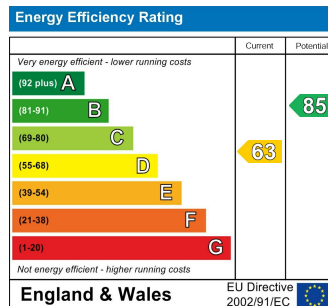
Nina Estate Agents are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

## 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.

## 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.



[www.ninaestateagents.co.uk](http://www.ninaestateagents.co.uk)

