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7 Richard Street, Barry CF62 8DX £160,000 Freehold

2 BEDS | 1 BATH | 1 RECEPT | EPC RATING

A spacious mid terraced traditional dwelling, placed at the 'Town Centre' location of Barry, amidst shops, schools and public transport. The property briefly comprises, entrance hallway, living room / dining room and previously extended modern kitchen. To the first floor, two bedrooms and shower room.

Benefiting from newly fitted gas central heating via a combination boiler and UPVC double glazing throughout. Flush fronted to the pavement. To the rear, an enclosed garden with lane access.

AGENTS NOTE:- SOLD WITH NO ON-GOING CHAIN.

TENURE- The seller has advised us the property is FREEHOLD.
The appointed conveyancer can clarify this.



FRONT

Flush fronted to the pavement. UPVC double glazed front door opening to storm porch.

Storm Porch

Papered ceiling with coving. Papered walls. Traditional tiled flooring. Wooden glass panel door opening to hallway.

Hallway

Papered ceiling with coving. Papered walls. Fitted carpet flooring. Stairs rising to the first floor. Radiator. Opening to living/dining room.

Living/Dining Room

21'6 x 11'1 (6.55m x 3.38m)

Papered ceiling and papered walls. Fitted carpet flooring. UPVC double glazed windows to the front and rear. Radiators. Understairs storage. Door with steps descending to kitchen.

Kitchen

14'9 x 7'7 (4.50m x 2.31m)

Plastered ceiling and plastered walls. Tiled flooring. UPVC double glazed windows to the side and rear aspect. Kitchen comprises; Wall mounted units, base units, laminate work surface over. Space for all appliances. Plumbing for washing machine. Sink with mixer tap over. UPVC double glazed door leading to the rear.

FIRST FLOOR

Landing

Polystyrene tiles to ceiling. Papered walls. Fitted carpet flooring. Doors to bedrooms and shower room.

Bedroom One

14'9 x 10'1 (4.50m x 3.07m)

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

Bedroom Two

11'2 x 8'8 (3.40m x 2.64m)

Plastered ceiling, plastered walls, laminate flooring. UPVC double glazed window to the rear. Radiator.

Shower Room

7'6 x 7'5 (2.29m x 2.26m)

Plastered ceiling, tiled walls. Vinyl flooring. Shower cubicle with glass shower screen, mains operated mixer shower over. UPVC double glazed window. Radiator.

REAR GARDEN

Level rear garden surrounded by traditional stone walls. Feather edge fencing. Gate leading to lane access. Raised decked area. Flower beds with stone chippings.

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		
(81-91)	B		
(69-80)	C		
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

