



84 Tynewydd Road, Barry CF62 8BB £249,950 Leasehold

3 BEDS | 1 BATH | 2 RECEPT | EPC RATING

This beautiful three bedroom semi detached period property in the heart of Barry town centre, offering period features throughout and spacious living accommodation. Within walking distance to convenient stores, cafes, local library and doctor/dental surgeries. Transport links via bus or train is also close by with routes to Cardiff/Bridgend.

The property briefly comprises, entrance hallway, living room, dining room and kitchen. To the first floor, three bedrooms and family bathroom. To the front, mature shrubbery surrounding, a paved pathway leading to a UPVC double glazed front door. wrought iron gate giving access the rear garden. To the rear, a fully enclosed and level garden, landscaped with paved patio, laid lawn with flower beds and established shrubbery. Far reaching channel views. Benefiting from gas central heating and UPVC double glazed windows throughout. Viewing is essential to appreciate the character of this dwelling.



FRONT

Forecourt with mature shrubbery. Pathway leading to the rear. UPVC double glazed door and side window leading into;

Entrance Hallway

Textured ceiling, papered walls. Tiled flooring. Carpet stairs rising to the first floor. Doors to living room, dining room and kitchen. Understairs storage.

Dining Area

13'0 x 11'4 (3.96m x 3.45m)

Textured ceiling, papered walls, wood effect flooring. UPVC double glazed bay windows. Radiator.

Living Room

11'4 x 13'9 (3.45m x 4.19m)

Textured ceiling, papered walls. Fitted carpet flooring. GAs fireplace with wood and marble surround. UPVC bay window to the rear. Radiator.

Kitchen

9'0 x 5'10 (2.74m x 1.78m)

Plastered ceiling. Tiled flooring. UPVC window and door to the rear. Kitchen comprises; wall mounted nits, base units with laminate work surface and splash back areas. Fitted fridge/freezer. Integrated electric oven, inset gas hob with extractor over. Stainless steel sink with mixer. Plumbing for washing machine.

FIRST FLOOR

Landing

Textured ceiling, papered walls, carpet flooring. Wooden doors to bedrooms and family shower room.

Bedroom One

14'0 x 9'10 (4.27m x 3.00m)

Textured ceiling, papered walls, fitted carpet flooring. Inset storage cupboards, one housing a combination boiler. UPVC double glazed windows to the rear. Radiator.

Bedroom Two

13'0 x 10'0 (3.96m x 3.05m)

Textured ceiling, papered wall, fitted carpet flooring. UPVC bay window to the front. Sliding mirrored doors to fitted storage. Radiator.

Bedroom/Dressing Area

8'3 x 4'2(to wardrobes) (2.51m x 1.27m(to wardrobes))

Plastered ceiling, plastered walls, fitted carpet flooring, mirrored doors to fitted storage. UPVC double glazed window to the front elevation. Radiator.

Family Shower Room

6'0 x 6'0 (1.83m x 1.83m)

Textured ceiling, tiled walls, wood effect flooring. UPVC double glazed window. Extractor fan. Bathroom comprises; close coupled toilet, pedestal wash hand basin, shower cubicle with glass shower screen. Mains operated shower over. Towel rail heater.

REAR GARDEN

A level rear garden with hedges and established flowerbeds. Laid to lawn. Rear patio area with access to storage sheds. Distant sea views across the Bristol channel. Outside lighting and tap.

COUNCIL TAX

Council tax band D.

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 (CO₂) 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	

