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41 Phyllis Street, Barry CF62 5UX £210,000 Freehold

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

A mid terraced dwelling, in the sought after Barry Island area. Shops, beaches, Barry island primary school and train station (with a regular train service to Cardiff) are all in walking distance.

Briefly comprising, steps ascending to storm porch, through living room, modern fitted kitchen with integrated appliances, and a dining area with French doors opening to rear garden. To the first floor, two double bedrooms, family bathroom, and loft ladder giving access to a plastered attic/hobby area with Velux windows giving partial sea views and storage into eaves with light, power and radiator.

The property benefits from gas central heating via a combination boiler, UPVC double glazing throughout, To the front, flush fronted to the pavement. To the rear; a tiered low maintenance garden with flower beds and gated lane access. An ideal first time buy in a popular location.



FRONT

Flush fronted to the pavement. Steps ascending to composite double glazed front door with skylight.

Entrance Hallway

Smoothly Plastered ceiling. Smoothly Plastered walls. Laminate flooring. Composite front door with obscured glass insert and sky light. Through opening to living / dining room.

Living / Dining Room

14'04 x 21'11 (4.37m x 6.68m)

Smoothly plastered ceiling. Smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Staircase to first floor landing. Through opening to dining area. Through opening to fitted kitchen.

Dining Area

5'11 x 9'08 (1.80m x 2.95m)

Smoothly plastered ceiling with Velux window and inset light's. Smoothly plastered walls. Ceramic tiled flooring. UPVC double glazed French doors leading to rear garden. Through opening to open plan living / dining. Through opening to fitted kitchen.

Fitted Kitchen

6'10 x 19'01 (2.08m x 5.82m)

Smoothly plastered ceiling with Velux window and inset lights. Smoothly plastered walls. Ceramic tiled flooring. UPVC double glazed windows to rear and side elevations. Ceramic tiled splashbacks. Fitted kitchen comprising of base units. Wood laminate worktops. Integrated gas hob. Integrated oven. Stainless steel cooker hood. Space for washing machine. Space for fridge and freezer. Integrated dishwasher. Through opening to dining area and living / dining room.

FIRST FLOOR

First Floor Landing

6'08 x 11'06 (2.03m x 3.51m)

Smoothly plastered ceilings with loft access. Smoothly plastered walls. Wood laminate flooring. Wooden doors leading to bedrooms one and two. Wooden bi-folding doors to the family bathroom. Staircase to ground floor.

Bedroom One

10'10 x 14'07 (3.30m x 4.45m)

Smoothly plastered ceiling with coving. Smoothly plastered walls - part papered. Wood laminate flooring. Wall mounted radiator. UPVC double glazed windows to the front elevation. Wooden door leading to the first floor landing.

Bedroom Two

8'11 x 10'07 (2.72m x 3.23m)

Smoothly plastered ceiling with coving. Smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wooden door leading to the first floor landing.

Attic / Hobby Area

11'01 x 11'06 (3.38m x 3.51m)

Smoothly plastered ceiling with Velux windows. Smoothly plastered walls. Wood flooring. Wall mounted radiator. Drop-down hatch with fixed ladder to first floor landing. Access to eaves storage.

Family Bathroom

6'10 x 9'01 (2.08m x 2.77m)

Smoothly plastered ceiling. Ceramic tiled walls. Vinyl flooring. Wall mounted

towel rail. UPVC double glazed window with obscured glass to the side elevation. Pedestal wash hand basin. Close coupled toilet. Bath with mains powered shower overhead. Houses wall mounted combination boiler. Steps leading to the first floor landing.

REAR

Low maintenance tiered patio garden with lane access. Flower beds and shrubs.

COUNCIL TAX

Council tax band B

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.

