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## 51 High Street, Barry CF62 7DU £189,950 Freehold

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

A very well maintained, mid terrace traditional dwelling, placed in the ever popular 'West End location' of Barry. Within walking distance to High Street throughfare with an array of boutique shops, cafes and further amenities. Close to schools and all public transport. Viewing is essential.

Briefly comprising, entrance hallway, through living/dining room and fitted kitchen. To the first floor, two double bedrooms and a spacious family bathroom. To the 2nd floor, further large double bedroom. To the front, flush fronted to the pavement. To the rear, a decked patio area with artificial grass and fencing. Benefiting via gas central heating and UPVC double glazing throughout.





## FRONT

Flush to the pavement. UPVC double glazed front door opening to the hallway.

## Entrance Hallway

Plastered ceiling with coving, plastered walls with decorative corbels and picture rails. Laminate flooring. Radiator. Wooden glass panelled door to the main living area. Stairs rising to the first floor.

## Living/Dining Room

24'7 x 13'2 (7.49m x 4.01m)

Through living and dining area. Plastered ceiling and plastered walls, laminate flooring. Radiators. UPVC double glazed windows to the front and rear elevations. Wooden glass panelled door opening to the kitchen.

## Kitchen

12'10 x 7'10 (3.91m x 2.39m)

Plastered ceiling and plastered walls. Laminate flooring. Kitchen comprises of wall mounted units and base units. Work surface over. Integrated electric oven and four ring gas hob. UPVC double glazed window and door to the rear elevations. Stainless steel sink with mixer tap. Radiator. Understairs storage. Space for all appliances.

## FIRST FLOOR

### Landing

Plastered ceiling, plastered walls, fitted carpet flooring. Doors to bedrooms and family bathroom. Stairs rising to the second floor.

### Bedroom One

16'4 x 11'11 (4.98m x 3.63m)

Plastered ceiling, plastered walls, fitted carpet flooring. UPVC double glazed windows to the front. Radiator.

### Bedroom Two

12'5 x 10'3 (3.78m x 3.12m)

Plastered ceiling, plastered walls, fitted carpet flooring. UPVC double glazed window to the rear elevation. Radiator.

### Family Bathroom

11'11 x 7'11 (3.63m x 2.41m)

Sloping plastered ceiling, plastered walls. Tiled walls. Vinyl flooring. Bath with mains operated shower over. Mixer tap. Vanity wash hand basin and toilet. Cupboard housing a wall mounted combination boiler. Vertical towel rail heater.

## SECOND FLOOR

### Landing

Plastered ceiling, plastered walls, fitted carpet flooring. Door to bedroom three.

### Bedroom Three

24'4 x 15'2 (7.42m x 4.62m)

Plastered ceiling with loft hatches. Plastered walls with access to eaves. Fitted carpet flooring. Radiator. UPVC double glazed windows to the front and rear elevations.

## REAR GARDEN

Stone chippings with steps leading to a decked patio area, artificial grass and timber feather edge fencing surrounding. Outside lighting.

## 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.

