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84 Station Street, Barry CF63 4LX £210,000 Freehold

4 BEDS | 2 BATH | 2 RECEPT | EPC RATING D

NO FORWARDING CHAIN

Welcome to this charming terraced house located on Station Street in the lovely town of Barry. This property boasts 2 reception rooms, providing ample space for entertaining guests or simply relaxing with your family. With 4 bedrooms and 2 bathrooms, there is plenty of room for everyone to enjoy their own space and privacy.

Situated in a bustling neighbourhood, this house offers the perfect blend of convenience and comfort. The nearby amenities and transport links make everyday living a breeze. Whether you fancy a leisurely stroll in the park or a quick trip to the local shops, everything you need is just a stone's throw away.

The characterful exterior of this terraced house is sure to catch your eye, while the interior is filled with natural light, creating a warm and inviting atmosphere. The layout is practical and functional, making it easy to envision your dream home in this space.

Don't miss out on the opportunity to make this house your own. Contact us today to arrange a viewing and take the first step towards owning a beautiful property in the heart of Barry.



FRONT

Forecourt area with paving. Pathway leading to the front door.

ENTRANCE PORCH

3'4" x 3'2" (1.02m x 0.97m)

Via UPVC door with obscure glass panelled door. Original decorative tiling. Tiling to floor. Door into;

HALLWAY

Original Coving and corbels to ceiling. Staircase rising to first floor landing with fitted carpet and understairs storage space. Radiator. Wood effect flooring. Doors to kitchen and reception room two.

LIVING ROOM

12'4" x 11'6" (3.78m x 3.51m)

UPVC double glazed bay window to the front elevation. Coving and ceiling rose. Feature fireplace with gas fire in situ. Radiator. Wood effect flooring. Radiator. Door into;

DINING ROOM

11'6" x 10'4" (3.53m x 3.15m)

UPVC double glazed window to the rear elevation. Coving and ceiling rose. Original built in storage cupboard with shelving. Wood panelling. Radiator. Wood effect flooring. Radiator.

KITCHEN

11'10" x 11'3" (3.61m x 3.45m)

Window to the side elevation. Coving to ceiling. Kitchen comprising, wall and base units with work surfaces over. Stainless steel sink and drainer with mixer tap over. Space for under counter appliances. Space for fridge/freezer. Under stairs storage. Tiling to splash back areas. Tiling to floor. Door to rear lobby.

REAR LOBBY

9'3" x 3'2" (2.84m x 0.99m)

UPVC door with obscure glass panels to the rear elevation giving access to the rear garden. PVC cladding to walls and ceiling. Door to wet room.

WET ROOM

10'11" x 7'4" (3.35m x 2.26m)

UPVC double glazed obscure windows to the rear elevation. Spotlights to ceiling. Close coupled toilet. Pedestal wash hand basin with twin taps over. Wall mounted shower over. Plumbing for washing machine. Heated towel rail. Vinyl flooring.

FIRST FLOOR

LANDING

Split level landing. Access to loft space. Built in storage cupboard. Fitted carpet. Doors to bedrooms and family bathroom.

BEDROOM ONE

16'4" x 14'0" (5.00m x 4.27m)

UPVC double glazed bay window and further window to the front elevation. Radiator. Fitted carpet. Radiator.

BEDROOM TWO

11'6" x 10'5" (3.51m x 3.20m)

UPVC double glazed window to the rear elevation. Coving to ceiling. Radiator. Fitted carpet. Radiator.

BEDROOM THREE

11'5" x 10'7" (3.48m x 3.25m)

UPVC double glazed window to the rear elevation. Built in storage cupboards, one housing the wall mounted combination boiler. Radiator. Fitted carpet.

BEDROOM FOUR

8'5" x 6'11" (2.57m x 2.11m)

UPVC double glazed window to the side elevation. Radiator. Fitted carpet. Radiator.

FAMILY BATHROOM

8'5" x 4'9" (2.57m x 1.47m)

UPVC double glazed obscure window to the side elevation. Tiling to walls. Close coupled toilet, bath with twin taps over and pedestal wash hand basin with twin taps over. Radiator. Wood effect flooring.

REAR GARDEN

Enclosed with timber fencing. Timber gate to the rear giving lane access. Raised wooden decking. Outside tap.

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			86
(81-91) B			
(69-80) C			
(55-68) D		62	
(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	

