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4 Trinity Street, Barry CF62 7EU £185,000 Freehold

2 BEDS | 1 BATH | 2 RECEPT | EPC RATING

****SOLD WITH NO ONWARD CHAIN**** A mid terraced three bedroom traditional property situated in the sought after 'West End' of Barry and close to all amenities, shops, schools and public transport. Briefly comprising, entrance hallway, reception room, living room, kitchen/dining area. To the first floor; two double bedrooms, family bathroom and access to loft room.. To the front, fore-courted area. To the rear, an enclosed garden with raised flower beds and lawn. The property benefits from UPVC double glazing, gas central heating via a combination boiler. Viewing is advised.



FRONT

Forecourt area. UPVC double glazed front door opening to entrance porch.

Entrance Porch

Papered ceiling, papered walls, fitted carpet flooring. Wooden glass panel door opening to hallway.

Hallway

Papered ceiling, papered walls, fitted carpet flooring. Wooden glass panel doors to reception room 1 and living room. Stairs rising to first floor.

Reception Room

12'2 x 12'10 (3.71m x 3.91m)

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

Living Room

12'8 x 12'0 (3.86m x 3.66m)

Papered ceiling, papered walls, fitted carpet flooring. Radiator. Wooden double glass panel doors opening to dining area.

Kitchen/Dining Area

14'10 x 9'6 (4.52m x 2.90m)

Papered ceiling, papered walls, ceramic tiled flooring. Kitchen area has a selection of wall units, base units and work surfaces over. Space for all appliances. Wall mounted combination boiler. Wooden single glazed window overlooking outhouse storage area. Dining area has a polycarbonate roof, papered walls and ceramic tiled walls. UPVC double glazed door opening to the rear garden.

FIRST FLOOR

Landing

Papered ceiling, papered walls, fitted carpet flooring, wooden doors to bedrooms and family bathroom. Stairs rising to loft room.

Bedroom One

14'11 x 11'0 (4.55m x 3.35m)

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

Bedroom Two

12'7 x 10'9 (3.84m x 3.28m)

Papered ceiling, papered walls, fitted carpet flooring. UPVC double glazed window overlooking the rear. Radiator.

Loft Room

Papered ceiling, papered walls, carpet flooring. Wooden Velux window to the rear elevation.

Bathroom

8'11 x 7'9 (2.72m x 2.36m)

Papered ceiling, papered walls with part ceramic tiles. Carpet flooring. UPVC double glazed window to the rear. Bath with shower over. Close coupled toilet. Vanity wash hand basin. Vertical towel rail heater.

REAR GARDEN

Enclosed rear garden with brick built walls. Gate to lane access. Raised flowerbeds. Lawn area. Outhouse storage.

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.

