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## 8 Chesterfield Street, Barry CF63 1BS £150,000 Leasehold

3 BEDS | 1 BATH | 1 RECEPT | EPC RATING E

A much loved three bedroom mid terraced traditional dwelling, in the heart of Barry. Close proximity to public transport with links across the Vale and Cardiff. Convenient stores, local pubs, eateries and schools are also within walking distance.

Briefly comprising, entrance hallway, living/dining area, steps ascending to a modern fitted kitchen, lobby area with space for appliance/cloaks and ground floor bathroom with modern tiling. To the first floor, three bedrooms. Benefiting from UPVC double glazing and gas central heating. To the front, flush fronted to the pavement, to the rear, a low maintenance patio garden.

AGENTS NOTE:- The property is leasehold with an approx 860 year lease with a cost of approx. £2.00 per year





## FRONT

Flush fronted to the pavement.

## Porch

## Living/Dining room

23'3" max x 15'01" max (7.09m max x 4.60m max)

Textured ceiling. Coving. Smoothly plastered walls. Laminate flooring. UPVC double glazed windows to the front and rear. Three radiators. Stairs rising to the first floor. Opening into kitchen.

## Kitchen

16'10" max x 8'6" max (5.13m max x 2.59m max)

Smoothly plastered spotlighted ceiling. Smoothly plastered walls. Laminate flooring. UPVC double glazed window to the side. Wooden glazed door opening to rear garden. Fitted kitchen comprising of eye level and base units with drawers and work surfaces over. Integrated eye level electric oven. Four burner gas hob with extractor over. Integrated fridge and freezer. Space for washing machine and tumble dryer. Radiator. Door opening to bathroom. Cupboard concealing a combination boiler.

## Bathroom

9'2" max x 7'0" max (2.79m max x 2.13m max)

Smoothly plastered vaulted ceiling. Smoothly plastered walls. Laminate flooring. UPVC double glazed opaque glass window to the side. Close coupled cistern w.c. Pedestal wash-hand basin. Bath with mains pressure shower over. Radiator.

## FIRST FLOOR

### Landing

Textured ceiling. Coving. Attic hatch. Papered walls. Fitted carpet. Doors to three bedrooms.

### Bedroom 1

15'3" max x 11'3" max (4.65m max x 3.43m max )

Smoothly plastered ceiling. Coving. Smoothly plastered walls. Fitted carpet. Two UPVC double glazed tilt and turn windows to the front. Radiator.

### Bedroom 2

11'4" max x 9'8" max (3.45m max x 2.95m max )

Textured ceiling. Smoothly plastered walls. Fitted carpet. UPVC double glazed tilt and turn window to the rear. Radiator.

### Bedroom 3

10'10" max x 8'8" max (3.30m max x 2.64m max )

Textured ceiling. Smoothly plastered walls. Fitted carpet. UPVC double glazed fire escape window to the rear. Radiator.

## REAR

Enclosed rear garden. Astroturf. Flower beds and shrubs. Gated access to rear lane.

## TENURE

We have been advised that the property is Leasehold. You are advised to check these details with your solicitor as part of the conveyancing process.

## 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.

