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65 Salisbury Road, Barry CF62 6PD £269,950 Freehold

2 BEDS | 1 BATH | 2 RECEPT | EPC RATING

An immaculately presented two bedroom bay fronted, mid terraced traditional dwelling. Viewing is highly recommended to appreciate and ideally placed backing onto Porthkerry Country Park leading to numerous beaches and close to Romilly Park. Walking distance to local amenities and public transport links, providing links across the Vale/Cardiff.

Briefly comprising, entrance porch and hallway, living room through opening to dining room. A modern fully fitted kitchen. To the first floor, two double bedrooms and a modern family bathroom suite. Benefiting from UPVC double glazing throughout and gas central heating via a combination boiler. To the front, a walled and paved fore-courted area. To the rear an enclosed garden with decked patio area, artificial grass and raised flowerbeds.



FRONT

Forecourt area with paving. Tiled pathway and slate chippings.

Entrance Porch

Composite double glazed front door opening, plastered ceiling, wood panelling to walls, vinyl flooring, glass panelled door opening to:-

Hallway

Plastered ceiling, plastered walls, laminate flooring, radiator, fitted carpet stairs to 1st floor. Opening to:-

Living/Dining Room

25'5 x 14'3 (7.75m x 4.34m)

Plastered ceiling, plastered walls, continuation of laminate flooring. UPVC double glazed bay fronted windows and further UPVC double glazed window to the rear aspect. Radiator. Feature fireplace with timber mantelpiece, slate hearth, space for log burning stove. Storage cupboards. Pendant lighting over dining area. Glass panel door with steps descending and leading to:-

Kitchen

10'3 x 8'2 (3.12m x 2.49m)

Plastered ceiling with inset spotlights, plastered walls, wood flooring. UPVC double glazed windows overlooking the rear aspect. Kitchen comprises of wall mounted units, base units, work surfaces over. Integrated electric hob, integrated overhead extractor fan, integrated electric oven. Space for fridge/freezer, plumbing for washing machine, inset sink with mixer tap over. UPVC double glazed door leading to the rear garden.

FIRST FLOOR

Landing

Plastered ceiling, papered walls. Fitted carpet flooring, wooden doors opening to bedrooms and family bathroom. Pendant lighting.

Bedroom One

10'4 x 8'4 (3.15m x 2.54m)

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

Bedroom Two

10'11 x 8'5 (3.33m x 2.57m)

Plastered ceilings with plastered walls. Fitted carpet flooring. Cupboard housing a combination boiler. UPVC double glazed window overlooking the rear aspect. Radiator.

Family Bathroom

10'4 x 8'4 (3.15m x 2.54m)

Plastered ceiling with spotlighting and extractor fan. Plastered walls with Porcelain tiles. Porcelain tiled flooring. Vertical towel rail heater. Vanity wash hand basin. Walk-in double shower cubicle with mains operator shower over. Freestanding bath with large mixer tap and shower attachment over. Close coupled toilet. UPVC double glazed window overlooking the rear aspect with Porthkerry views.

REAR GARDEN

Steps leading to a level deck area, artificial grass with raised flower beds, brick built rendered walls with timber fencing. Overlooking

Porthkerry Country Park. Outside lighting, outside electric sockets and outsider 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			
(81-91) B			
(69-80) C			
(55-68) D			
(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	



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