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36 Milton Road, Barry CF62 9TS Offers Invited £179,000 Freehold

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

This semi detached dwelling offered with NO FORWARDING CHAIN. Ideally placed providing easy access to Port Road leading to Cardiff. Close to Schools, amenities, and bus routes.

This three bedrooomed property benefits from UPVC double glazing throughout and gas central heating via a combination boiler.

Briefly comprising, entrance hallway, living room, kitchen/Breakfast, ground floor shower room, to the first floor, three bedrooms and a w.c. cloakroom.

To the front, gated enclosed front garden with paved pathway to front door, access to storage. steps to a laid lawn area. To the rear, a south facing rear enclosed garden with laid to lawn with established trees and shrubs.



FRONT

Enclosed front garden with gated access. Pathway leading to a UPVC double glazed front door. Access to storage. Established shrubbery.

Entrance Hallway

4'07 x 6'05 (1.40m x 1.96m)

Textured ceiling. Papered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed front door. Wooden doors leading to lounge and shower room. Through opening to kitchen. Fitted carpet staircase to the first floor.

Kitchen

12'2 x 9'6 (3.71m x 2.90m)

Textured ceiling. Papered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Fitted kitchen comprising of wall and base units. Wood laminate worktops. Integrated four ring gas hob. Integrated double oven (eye level) Stainless steel cooker hood. One and half bowl sink. Space for washing machine. Space for Fridge / Freezer. Wall mounted combination boiler. Space for dining furniture. Through opening to entrance hallway.

Lounge

9'11 x 15'0 (3.02m x 4.57m)

Smoothly plastered ceiling. Papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wall mounted gas fire. Access to under stairs storage. Wooden door leading to entrance hallway.

Shower room

4'1 x 5'5 (1.24m x 1.65m)

Smoothly plastered ceiling. Porcelain tiled walls. Vinyl flooring. UPVC double glazed window with obscured glass to the side elevation. Pedestal sink. Shower with electric shower overhead. Wooden door leading to the entrance hallway.

FIRST FLOOR

First floor Landing

7'00 x 9'01 (2.13m x 2.77m)

Papered ceiling with loft access. Papered walls. fitted carpet flooring. UPVC double glazed window to the side elevation. Fitted carpet staircase rising from the ground floor. Wooden door leading to bedrooms one two and bedroom three. Further wooden door leading to a W.C.

Bedroom One

9'10 x 11'8 (3.00m x 3.56m)

Papered ceiling. Papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Built in wardrobes. Wooden door leading to first floor landing.

Bedroom Two

9'10 x 12'2 (3.00m x 3.71m)

Papered ceiling. Papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation with far reaching channel views. Wooden door leading to the first floor landing.

Bedroom Three

5'7 x 11'7 (1.70m x 3.53m)

Smoothly plastered ceiling. Smoothly plastered walls - part papered. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation.

W.C.

2'8 x 5'8 (0.81m x 1.73m)

Papered ceiling. Papered walls. Revealed wood flooring. Wall mounted radiator. UPVC double glazed obscured glass window to the side elevation. Close coupled toilet. Wooden door leading to the first floor landing.

REAR

A larger than average rear enclosed south facing garden. Paved pathway. Laid to lawn. Established shrubbery.

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

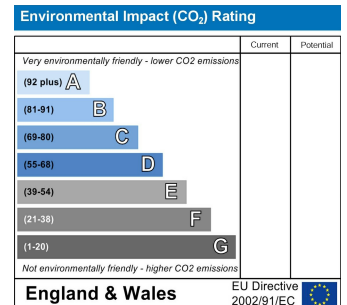
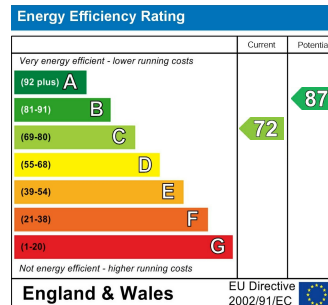
Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

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.

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.



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