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## 135 Merthyr Street, Barry CF63 4LD £165,000 Freehold

2 BEDS | 1 BATH | 1 RECEPT | EPC RATING D

A recently renovated two bedroom mid terraced traditional property. Situated amidst shops, schools, public transport and within walking distance to Barry train station.

Briefly comprising, entrance hallway, through living / Dining room, fitted kitchen. To the first floor two bedrooms and a family bathroom.

To the front is flush fronted to the pavement, to the rear is a low maintenance enclosed garden, with laid decorative chippings and with lane access. Benefiting via UPVC double glazed windows with gas central heating. An Ideal first time buy, viewing essential to appreciate.

The property features a New roof August 2024. and new consumer unit 2024.



## FRONT

Flush fronted to the pavement. Enter via a composite double glazed opaque glass front door and skylight.

## Entrance Porch

3'02 x 3'11 (0.97m x 1.19m)

Smoothly plastered ceiling. Smoothly plastered walls. Wood laminate flooring. Composite front door with obscured glass insert and skylight. Wooden door leading through to the living / dining room.

## Living / Dining Room

14'10 x 22'01 (4.52m x 6.73m)

Textured ceiling with inset lights. Smoothly plastered walls. Wood laminate flooring. Wall mounted radiators. UPVC double glazed window to the front elevation. UPVC double glazed window to rear elevation. Fitted carpet staircase rising to the first floor. Access to under stairs storage. Wooden door with glass insert leading through to the kitchen. Wooden door leading through to the entrance porch.

## Kitchen

7'11 x 10'11 (2.41m x 3.33m)

Smoothly plastered ceiling. Smoothly plastered walls. Tiled slate flooring. Wall mounted radiator. UPVC double glazed window to the side elevation. UPVC double glazed patio door with obscured glass insert leading to the rear garden. Fitted kitchen comprising of base units. Wood laminate worktops. Stainless steel sink. Integrated induction hob. Integrated fan assisted oven. Space for washing machine, space for fridge freezer. Wall mounted combination boiler. Wooden door with glass insert leading through to the living dining room.

## FIRST FLOOR

### First Floor Landing

5'01 x 12'06 (1.55m x 3.81m)

Textured ceiling with loft access. Textured walls. Fitted carpet flooring. Wooden doors leading through to bedrooms one and two. A further wooden door leading through to the family bathroom. Fitted carpet staircase rising from ground floor.

### Bedroom One

10'07 x 15'02 (3.23m x 4.62m)

Textured ceiling with coving. Smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed windows to the front elevation. Wooden door leading through to the first floor landing.

### Bedroom Two

9'10 x 11'04 (3.00m x 3.45m)

Textured ceiling. Smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wooden door leading through to the first floor landing.

### Bathroom

8'01 x 10'10 (2.46m x 3.30m)

Smoothly plastered ceiling with inset lights. Smoothly plastered walls. Vinyl flooring. Porcelain tiled splashback's. Wall mounted radiator. UPVC double glazed window with obscured glass to the rear elevation. Pedestal wash hand basin. Close coupled toilet. Wooden door leading to the first floor landing.

## REAR

An enclosed rear garden. Recently landscaped with laid chippings. UPVC double glazed door leading to the kitchen. Feather edged fencing to rear, Stone walls to sides.

## 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.

