



1 Broad Street, Barry, Vale Of Glamorgan, CF62 7AA
01446 736888 | enquiries@ninaestateagents.co.uk
www.ninaestateagents.co.uk



41 Daniel Street, Barry CF63 1QW £219,950 Freehold

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

**** NO FORWARDING CHAIN ****A well presented three bedroom detached dwelling, placed in a non through road off Robins Lane, Barry. Transport links nearby with a train station within walking distance. Close to the link road with access to Cardiff/M4 and access to local amenities and schools. An ideal first time buy or buy-to-let investment.

Briefly comprising, entrance hallway, living room, dining room and fitted kitchen. To the first floor, three bedrooms and a family bathroom. To the front, driveway with parking for one vehicle leading to a garage. To the rear, an enclosed south facing garden. Benefiting from gas central heating and UPVC double glazing. VIEWING HIGHLY RECOMMENDED.



FRONT

Enclosed front garden with laid lawn. Paved pathway leading to an UPVC double glazed front door. Driveway providing parking for one vehicle and access to garage.

Entrance Hallway

11'8 x 6'6 (3.56m x 1.98m)

Plastered walls, plastered ceiling with coving. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed front door. Access to under stairs storage housing gas meter. Fitted carpet stairs rising to first floor. Wooden door leading to living room and kitchen.

Living Room

15'6 x 10'11 (4.72m x 3.33m)

Papered ceiling with coving, part papered feature walls - part plastered walls. Laminate flooring (The original parquet flooring remains under laminate). Wall mounted radiator. UPVC double glazed window to front elevation. Gas fire place & feature surround. Wooden door leading to dining room.

Dining Room

13'3 x 10'0 (4.04m x 3.05m)

Papered ceiling with coving, papered feature wall -part smoothly plastered walls. Fitted Carpet floor.(original parquet flooring remains under carpet.) Wall mounted radiator. UPVC double glazed window to the rear elevation. UPVC double glazed door with side panel leading to rear garden. Sliding door leading to kitchen.

Kitchen

9'10 x 8'10 (3.00m x 2.69m)

Textured ceiling. Partially tiled, partially plain walls, vinyl flooring. UPVC double glazed window to side aspect, UPVC obscured glass double glazed door to rear garden. Fitted kitchen comprising of wall and base units, Wood laminate worktops. Integrated gas hob and recently fitted electric oven, extractor fan. Space for under counter fridge/freezer. Space for washing machine. Stainless steel sink. Wall mounted combination boiler.

FIRST FLOOR

Landing

Plastered ceiling with coving and loft access. Partially papered and smoothly plastered walls. Wall mounted radiator. Wooden doors leading to bedrooms one, two and bedroom three. A further wooden door leading to the family bathroom. Fitted carpet flooring.

Bedroom One

15'6 x 9'11 (4.72m x 3.02m)

Smoothly plastered ceiling with coving. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Storage cupboards.

Bedroom Two

15'4 x 10'11 (4.67m x 3.33m)

Smoothly plastered ceiling with coving. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation.

Bedroom Three

9'1 x 7'2 (2.77m x 2.18m)

Smoothly plastered ceiling with coving. Smoothly plastered walls. Fitted carpet flooring. Wall mounted Radiator. UPVC double glazed window to the front elevation. W

Family Bathroom

6'10 x 5'7 (2.08m x 1.70m)

Smoothly plastered ceiling, smoothly plastered walls, partial aqua panelling. Vinyl flooring. wall mounted radiator. UPVC double glazed window with obscured glass to the rear elevation. Bath with mixer tap and shower hose. Pedestal wash hand basin. Close Coupled Toilet.

REAR

An enclosed south facing garden. Brick built walls and feather edged fencing surrounding. Partial stone decorative chippings, partial Astro Turfed lawn. Raised laid to lawn area. Access to single garage. UPVC double glazed patio door to the kitchen. Potential to extend subject to usual planning consent.

GARAGE

9'07 x 14'07 (2.92m x 4.45m)

Up & over door, Electrical power. artificial grass floor. Corrugated tin roof.

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

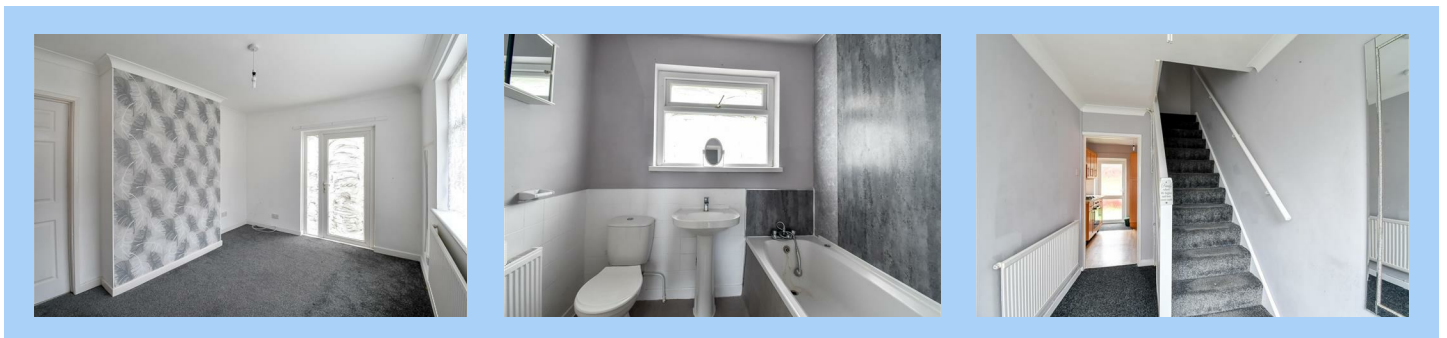
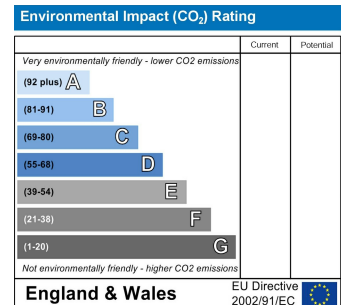
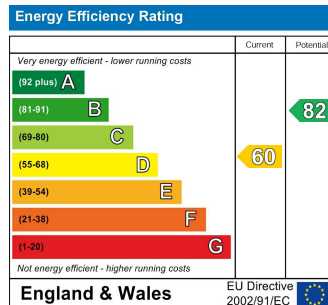
Nina Estate Agents are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

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.

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