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20 Charlotte Place, Barry CF63 3QE £130,000 Freehold

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

A much loved three bedroom mid terraced dwelling, in need of refurbishment throughout. The property boasts great potential with spacious reception rooms and three bedrooms. The property is in the heart of Barry Town with an array of local amenities. Transport links nearby with a train station within walking distance providing access across the Vale/Cardiff.

The property briefly comprises, entrance porch, hallway with access to a living room and dining area. Kitchen leading to a ground floor family bathroom. To the first floor, three bedrooms. To the front, a forecourt with tiled pathway. To the rear, a low maintenance courtyard style garden with paved patio and storage shed. Lane access via wooden gate.

AGENTS NOTE: The property has no central heating but gas to the building. In need of refurbishment throughout.



FRONT

Forecourt with brick built walls and wrought iron fencing. Tiled flooring. Wooden door opening to the entrance porch.

Entrance Porch

Papered ceiling and papered walls. Wooden glass panelled door opening to hallway. Gas meter.

Hallway

Papered ceiling with coving. Papered walls. Carpet flooring. Wooden glass panelled doors to living room and dining room. Stairs rising to the first floor.

Living Room

12'5 x 11'7 (3.78m x 3.53m)

Papered ceiling, coving, papered walls and carpet flooring. Bay fronted UPVC double glazed windows. Electric storage heater. Open fireplace with tiled surround. Sliding door opening to dining room.

Dining Room

12'4 x 11'0 (3.76m x 3.35m)

Papered ceiling with coving, papered walls, carpet flooring. Gas fireplace with tiled surround. UPVC double glazed window to the rear. Understairs storage cupboard. Door to kitchen.

Kitchen

15'0 x 9'7 (4.57m x 2.92m)

Papered ceiling, papered walls with ceramic tiled splash back area. Carpet flooring. UPVC double glazed window to the side aspect. Wooden door to rear lobby. Kitchen comprises of wall mounted units, base units and worksurfaces. Space for all appliances. Wall mounted boiler.

Rear Lobby

Plastered ceiling, papered walls with ceramic tiles. Wooden door to bathroom. UPVC double glazed door to the rear garden.

Bathroom

8'10 x 6'0 (2.69m x 1.83m)

Sloping plastered ceiling, papered walls with part ceramic tiles. Carpet flooring. UPVC double glazed windows overlooking the rear. Bath with twin taps. Pedestal wash hand basin. Cistern toilet.

FIRST FLOOR

Landing

Plastered ceiling, papered walls, carpet flooring. Doors to bedrooms. Attic hatch.

Bedroom One

15'4 x 13'10 (4.67m x 4.22m)

Papered ceiling, coving, papered walls. Fitted carpet flooring. UPVC double glazed windows to the front.

Bedroom Two

9'7 x 7'9 (2.92m x 2.36m)

Papered ceiling, coving, papered walls. Fitted carpet flooring. UPVC double glazed windows to the rear.

Bedroom Three

13'5 x 9'1 (4.09m x 2.77m)

Papered ceiling, coving, papered walls. Fitted carpet flooring. UPVC double glazed windows to the side aspect.

REAR

Paved side aspect, raised patio area with mature shrubbery. Storage shed. Stone walls surrounding. Gate to lane access.

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

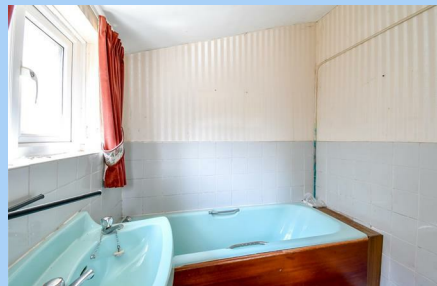
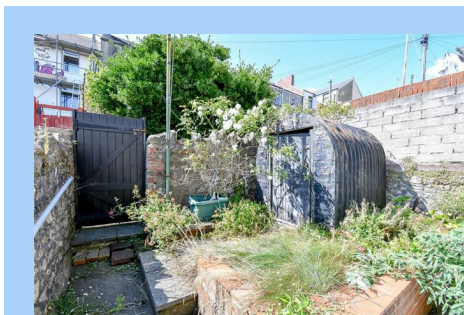
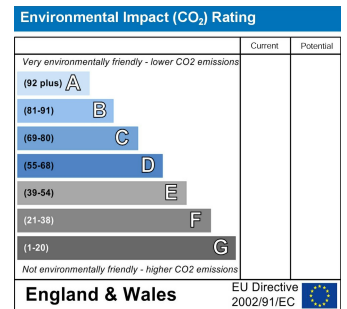
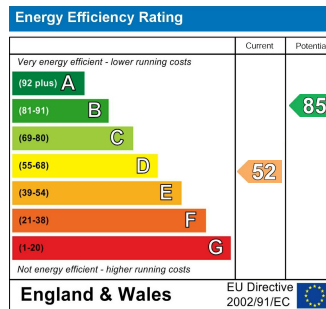
Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

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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