



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



11 Princes Street, Barry CF62 7EJ £190,000 Freehold

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

Located on Princes Street in the sought-after 'West End' area of Barry, this mid-terraced three-bedroom house. Boasting a through reception room, this property offers ample space.

Entrance leading to a spacious living/dining room that opens up to a playroom and a fitted kitchen.

To the first floor three bedrooms and a family bathroom. The front of the property features a fore-courted area, while the rear boasts a south-facing garden, perfect for enjoying the outdoors on sunny days.

Conveniently located near shops, schools, and just a short stroll from Barry Train Station offering easy access to Cardiff and Bridgend, this property is not only a lovely home but also a practical choice for commuters. With UPVC double glazing, gas central heating, and being offered with no chain, this house is ready and waiting for you to make it your own. Don't miss out on this fantastic opportunity.



Front

Gated forecourt front garden UPVC double glazed obscured glass front door to the porch.

Porch

3'10 x 3' (1.17m x 0.91m)

Smoothly plastered ceiling floor-to-ceiling ceramic tiled walls and floor UPVC double glazed inner door to the living room.

Living Room

25'4 x 15'6 (7.72m x 4.72m)

Textured ceiling papered walls laminate flooring UPVC double glazed bay window to the front stairs rising radiator door to summer roomy and kitchen.

Kitchen

9'9 x 7'11 (2.97m x 2.41m)

Smoothly plastered ceiling ceramic tiled floor UPVC double glazed window overlooking the rear. Wall units base units and work surfaces over integrated electric oven four burner gas hob an extractor over stainless steel sink space for fridge freezer and washing machine and an under stairs storage cupboard.

Play room

14'2 x 6'2 (4.32m x 1.88m)

Smoothly plastered ceiling Velux window smoothly plastered walls vinyl flooring UPVC window and door leading to the garden.

Landing

Papered ceiling attic hatch papered walls fitted carpets doors leading to three bedrooms and the family bathroom.

Bedroom 1

12'8 x 9'4 (3.86m x 2.84m)

Smoothly plastered ceiling papered walls fitted carpet radiator UPVC double glazed window overlooking the rear with far-reaching views of the Bristol Channel.

Bedroom 2

11'2 x 9'2 (3.40m x 2.79m)

Smoothly plastered ceiling papered walls fitted carpet UPVC double glazed window overlooking the front and a radiator.

Bedroom 3

7'7 x 5'5 (2.31m x 1.65m)

Smoothly plastered ceiling papered walls fitted carpet UPVC double glazed window overlooking the front and a radiator.

Bathroom

9'2 x 8'1 (2.79m x 2.46m)

Textured vaulted ceiling ceramic tiled walls vinyl flooring UPVC double glazed obscured glass window to the rear, close coupled cistern toilet pedestal wash hand basin, bath, shower cubicle with a mains pressure shower and a radiator.

Rear

Steps descending to courtyard garden patio area.

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.

PHOTOGRAPH DISCLAIMER

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