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1 Borough Avenue, Barry CF62 9UU £235,000 Freehold

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

****NO ONWARD CHAIN**** A semi detached property offering an amazing opportunity to possibly extend subject to the usual planning consent. Placed in a popular area offering easy access to shops, schools and all public transport. Within easy access to the link road leading to the M4.

The property briefly comprises, entrance hallway, living room, kitchen and ground floor shower room. To the first floor, three bedrooms. To the front, a wrap around laid to lawn garden with flower beds. To the rear, a level and flat laid to lawn garden with patio area. Benefiting from gas central heating via a combination boiler and partial UPVC double glazing.



FRONT

Concrete pathway leading to a UPVC front door and side door. Laid to lawn garden with raised flower beds and mature shrubbery. Side garden with potential to extend subject to the usual planning consent. Feather edge fencing.

Hallway

Papered ceiling, papered walls. Fitted carpet flooring. Fitted carpet stairs rising to the first floor landing. Electric meters. Door to living room.

Living Room

13'9 x 13'4 (4.19m x 4.06m)

Papered ceiling, papered walls with picture rails. Fitted carpet flooring. UPVC double glazed window to the front elevation. Radiator. Brick built feature fire place with electric fire in situ. Cupboard to alcove. Door to kitchen.

Kitchen

11'2 x 9'8 (3.40m x 2.95m)

Plastered ceiling, papered walls with ceramic splashback tiles. Ceramic tiled flooring. Understairs pantry storage. Kitchen comprises of wall mounted units, base units with work surfaces over. Stainless steel sink. Plumbing for washing machine. Electric integrated oven with gas hob inset. Extractor fan wall mounted above. Door to shower room. Radiator.

Shower Room

9'3 x 4'10 (2.82m x 1.47m)

Plastered ceiling. Papered walls with ceramic tiles. Vinyl flooring. UPVC double window overlooking the front elevation. Close coupled toilet. Vanity wash hand basin with storage and mixer tap. Double shower cubicle with electric shower over. Radiator.

FIRST FLOOR

Landing

Plastered ceiling, papered walls. Fitted carpet flooring. Wooden doors to bedrooms. Single glazed wooden framed window to the side aspect. Electric heater.

Bedroom One

16'6 x 10'4 (5.03m x 3.15m)

Papered ceiling, papered walls with picture rails. Fitted carpet flooring. Radiator. UPVC double glazed windows to the front. Fitted storage cupboard.

Bedroom Two

12'8 x 7'11 (3.86m x 2.41m)

Papered ceiling, papered walls with picture rails. Fitted carpet flooring. Radiator. UPVC double glazed windows on the rear elevation. Radiator.

Bedroom Three

9'5 x 8'2 (2.87m x 2.49m)

Papered ceiling, papered walls with picture rails. Fitted carpet flooring. Radiator. UPVC double glazed windows to the rear elevation.

REAR GARDEN

Wrap around garden with level laid to lawn and paved patio. Shrubby surrounding. Feather edge fencing. Space for garden shed. Potential to extend subject to the usual planning consent.

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

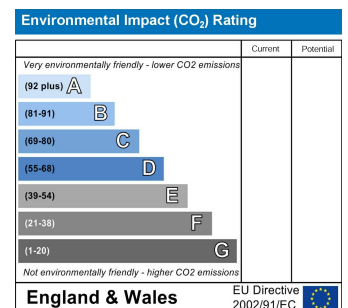
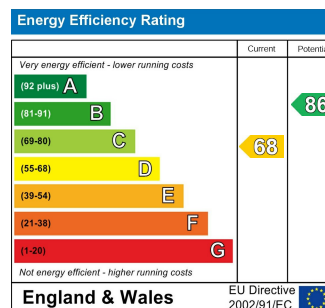
Nina Estate Agents are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

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

Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.



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