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17 Commercial Road, Barry CF63 1BW £160,000 Leasehold

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

A mid terraced traditional property close to shops, schools and local amenities. Offered with NO chain and with vacant possession.

Briefly comprising, entrance hallway, through living / dining room, fitted kitchen. To the first floor, two double bedrooms, and a family bathroom. To the rear, an enclosed rear garden with laid Astro turfed lawn. Established shrubbery.

Benefiting from UPVC double glazing and gas central heating via a combination boiler. Ideal first home. LEASEHOLD PROPERTY WITH APPROX 850 YEARS REMAINING WITH A GROUND RENT OF APPROX £2.55 P.A.



FRONT

A flush front property, UPVC double glazed front door with obscured glass insert and skylight, leading to the entrance hallway.

Entrance Hallway

2'10 x 13'11 (0.86m x 4.24m)

Papered ceiling with coving. Papered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed front door with obscured glass insert and skylight. Wooden door leading through to the dining area. Fitted carpet staircase rising to the first floor.

Living Room

9'10 x 10'04 (3.00m x 3.15m)

Smoothly plastered ceiling with coving. Papered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Through opening to the dining area.

Dining Room

10'04 x 12'00 (3.15m x 3.66m)

Smoothly plastered ceiling with coving. Papered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Through opening to the kitchen via one step. Access to under stairs storage. Through opening to living area. Wooden door leading to the entrance hallway.

Kitchen

7'05 x 8'07 (2.26m x 2.62m)

Smoothly plastered ceiling with coving. Smoothly plastered walls. Vinyl flooring. UPVC double glazed window to the side elevation. UPVC double glazed door leading to the rear garden. A fitted kitchen comprising of wall and base units. Wood laminate worktops. Stainless steel sink. Space for washing machine, space for gas cooker. Wall mounted housed combination boiler. Through opening to dining area.

FIRST FLOOR

First Floor Landing

5'05 x 12'00 (1.65m x 3.66m)

Papered ceiling with coving. Papered walls. Fitted carpet flooring. Wall mounted radiator. Fitted carpet staircase rising from the ground floor. Wooden doors leading to bedrooms one and two. A further wooden door leading to the family bathroom.

Bedroom One

9'08 x 13'10 (2.95m x 4.22m)

Papered ceiling. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed windows to the front elevation. Wooden door leading through to the first floor landing.

Bedroom Two

7'10 x 10'09 (2.39m x 3.28m)

Papered ceiling with coving. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wooden door leading out to the first floor landing.

Family Bathroom

7'05 x 8'06 (2.26m x 2.59m)

Textured ceiling. Smoothly plastered walls. Ceramic tiled flooring. Wall mounted towel rail. UPVC double glazed window with obscured glass insert to side elevation. Bath with electric shower overhead. Pedestal wash hand basin. Close coupled toilet. Porcelain tiled splashbacks. Wooden door leading through to the first floor landing.

REAR

An enclosed rear garden. Pathway leading to a laid Astro turfed lawn via one step. Planted established shrubbery. Feather edge fencing to rear with stone walls to side. UPVC double glazed patio door leading to kitchen.

COUNCIL TAX

Council tax band B

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 Leasehold. You are advised to check these details with your solicitor as part of the conveyancing process.

