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## 34 Bell Street, Barry CF62 6JT £169,950 Leasehold

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

**\*\* NO FORWARDING CHAIN\*\*** A well presented, mid terraced traditional property, situated in the popular West end location of Barry, within minutes walk to shops, Porthceri Country Park leading to the beach, Schools and public transport.

The property briefly comprises, entrance porch, living/dining room, modern fitted kitchen, w.c cloakroom and utility area. To the first floor, two bedrooms and a family bathroom. To the front, flush fronted to the pavement, to the rear, an enclosed low maintenance garden with laid decorative chippings.

Benefiting from UPVC double glazing and gas central heating via a combination boiler. Viewing highly recommended, an ideal first time buy.

Agents note Leasehold property with approx. 865 years remaining with an annual ground rent of approx.. £2.50



## FRONT

Flush fronted property. UPVC double glazed front door with obscured glass insert and skylight leading to the entrance porch. On street parking.

## Entrance Porch

2'10 x 2'10 (0.86m x 0.86m)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet flooring. UPVC double glazed front door with obscured glass insert and skylight. Wooden door leading through to the living / dining room.

## Living / Dining

11'11 x 23'00 (3.63m x 7.01m)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiators. UPVC double glazed window to the front and rear elevations. Fitted carpet staircase rising to the first floor. Through opening via one step to a fitted kitchen. Wooden door leading to the entrance porch.

## Kitchen

7'04 x 9'00 (2.24m x 2.74m)

Smoothly plastered ceiling. Smoothly plastered walls. Ceramic tiled flooring. UPVC double glazed window to the side elevation. A fitted kitchen comprising of wall and base units. Wood laminate worktop's. Integrated 4 ring gas hob, integrated oven. Space for fridge / freezer. Stainless steel sink. Wall mounted combination boiler (housed). Through opening to living / dining room via one step. Wooden door leading through to lobby area.

## Lobby

2'09 x 7'01 (0.84m x 2.16m)

Smoothly plastered ceiling. Smoothly plastered walls. Continuation of ceramic tiled flooring. Wooden door leading through to the kitchen. Further wooden door leading through to the downstairs W.C. Cloakroom and utility area. UPVC double glazed door with obscured glass insert leading to the rear garden.

## W.C Cloakroom & Utility

5'03 x 6'10 (1.60m x 2.08m)

Smoothly plastered ceiling. Smoothly plastered walls. Continuation of ceramic tiled flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the rear and side elevations. Pedestal wash hand basin. Close coupled toilet. Space for washing machine. Wooden door leading through to the inner hallway.

## FIRST FLOOR

### First Floor Landing

5'00 x 13'03 (1.52m x 4.04m)

Smoothly plastered ceiling with loft access. Smoothly plastered walls. Fitted carpet flooring. 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 via one step.

### Bedroom One

9'07 x 12'00 (2.92m x 3.66m)

Smoothly plastered 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

6'07 x 12'08 (2.01m x 3.86m)

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

## Bathroom

7'00 x 9'00 (2.13m x 2.74m)

Smoothly plastered ceiling. Smoothly plastered walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the rear elevation. Porcelain tiled splashback's. Bath with thermostatically controlled shower overhead. Pedestal wash hand basin. Close coupled toilet. Wooden door via one step leading to the first floor landing.

## REAR

Enclosed rear garden. Feather edge fencing surrounding. Laid decorative chippings. UPVC double glazed door leading to the inner lobby 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

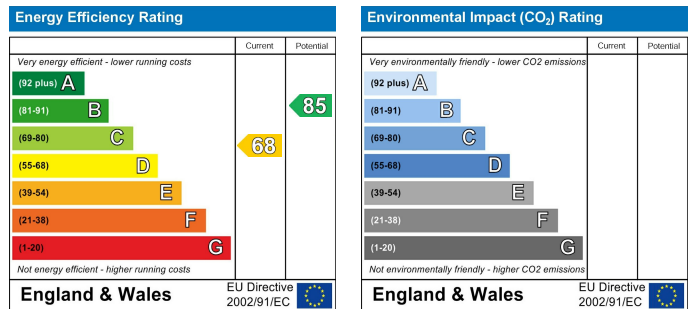
Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

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



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