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## 3 Lower Pyke Street, Barry CF63 4PH £199,950 Freehold

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

This charming two-bedroom mid-terraced traditional, flush fronted house has recently been renovated to perfection, this property offers a hassle-free living experience.

The ground floor boasts a spacious living room, a dining room and a well-equipped newly fitted kitchen.

Venture upstairs to find two generously sized double bedrooms and a fabulous replacement family bathroom.

One of the standout features of this property is the additional coach house at the rear. This versatile space can serve as a home office, a creative studio, or a play area for the little ones. With lane access, the coach house adds a unique touch to this already impressive home.

The seller has spared no expense in ensuring that this property is move-in ready. From new electrics to plumbing, from fresh plastering to a modern kitchen and bathroom, every detail has been meticulously attended to. The full re-rendering of the back of the house, along with new facias, guttering, and downpipes, showcases the commitment to quality and longevity.

Located in the bustling Town Centre of Barry and offered with no chain, this traditional yet contemporary residence is a rare find. Whether you are looking to settle down or seeking a dynamic space to work and play, this property on Lower Pyke Street is a true standout. Don't miss the opportunity to make this house your home sweet home.



## FRONT

Flush front to the pavement. On street parking. UPVC double glazed front door leading to entrance hallway.

## Entrance Hallway

3'04 x 13'08 (1.02m x 4.17m)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed front door with obscured glass insert and skylight. Wooden doors leading to the front living room and dining room. Fitted carpet staircase rising to the first floor.

## Living Room

9'11 x 11'08 (3.02m x 3.56m)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Feature fireplace with stone hearth. Wooden door leading through to entrance hallway.

## Dining Room

11'09 x 12'05 (3.58m x 3.78m)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet flooring. Feature fireplace with stone hearth. Wall mounted radiator. UPVC double glazed window to the rear elevation. Access to under stairs storage. Wooden door leading through to the entrance hallway. Through opening via one step into the kitchen.

## Kitchen

8'06 x 9'00 (2.59m x 2.74m)

Smoothly plastered ceiling with inset lights. Smoothly plastered walls. Porcelain tiled flooring. Wall mounted radiator. UPVC double glazed window to the side elevation. UPVC double glazed patio door with obscured glass insert leading to the rear garden. Modern fitted kitchen comprising of base units. Wood laminate worktops. Porcelain tiled splashback's. Integrated four ring gas hob. Integrated oven. Space for washing machine. Space for fridge / freezer. Stainless steel 1 1/2 bowl sink. Through opening to the dining room.

## FIRST FLOOR

### First Floor Landing

5'03 x 12'01 (1.60m x 3.68m)

Smoothly plastered ceiling. 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.

### Bedroom One

10'01 x 15'08 (3.07m x 4.78m)

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

### Bedroom Two

10'00 x 11'10 (3.05m x 3.61m)

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

### Family Bathroom

8'06 x 10'06 (2.59m x 3.20m)

Smoothly plastered ceiling. Smoothly plastered walls - part porcelain tiled. Ceramic tiled flooring. Wall mounted towel rail. UPVC double glazed window with obscured glass to the rear elevation. Vanity wash hand basin. Close Coupled toilet. Bath with thermostatically controlled shower overhead. Housed wall mounted combination boiler. Wooden door via two steps to the first floor landing.

## REAR

An enclosed rear garden with laid stone chippings. Steps leading up to further area with laid chippings. Raised flower beds with a planted shrubbery. Feather edged fencing surrounding. Wooden barn doors leading to a coach house. UPVC double glazed patio door leading to the kitchen.

## COACH HOUSE

Located at the rear of the garden. Ground floor access via wooden barn door. Steps ascending to the first floor via a wooden barn door.

## Ground Floor

14'11 x 15'10 (4.55m x 4.83m)

Plasterboard ceiling. Concrete flooring. Power. Separate room providing ideal workshop space or home office.

## First Floor

15'08 x 16'03 (4.78m x 4.95m)

Revealed rafters, wooden flooring. Steps ascending from ground floor. Power.

## 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.

## 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.

## PROCEEDS OF CRIME ACT 2002

Nina Estate Agents & Lettings Ltd 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.

