



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



## 2 The Mews St. Nicholas Road, Barry CF62 6QX

3 BEDS | 2 BATH | 2 RECEPT | EPC RATING C

Welcome to this charming mid-terraced dwelling being marketed with NO FORWARDING CHAIN. Situated in the highly sought-after 'West End' of Barry, just a stone's throw from the picturesque Romilly Park and beautiful beaches. The property also benefits from being within a four minute walk to Barry train station providing links to Cardiff and Bridgend.

The property is, perfect for families and professionals alike, boasts a well-thought-out layout designed for modern living.

To the ground floor; Upon entering, you are greeted by a spacious entrance hallway that leads to a cosy living room featuring a delightful box bay window, filling the space with natural light. The dining room, ideal for entertaining, offers patio doors that seamlessly connect to the rear garden, providing the perfect setting for al fresco dining. Additional conveniences include a w.c. shower room to the ground floor and a fitted kitchen with a convenient utility area, ensuring functionality and ease of daily activities. To the first floor; you will find three generously-sized bedrooms, each offering ample space and comfort for family living. A well-appointed family bathroom completes this level, catering to all your needs.

The property benefits from gas central heating and UPVC double glazing throughout. To the front, discover a low-maintenance courtyard garden, alongside two allocated parking spaces and a garage. To the rear A garden features a practical layout with laid chippings and established shrubbery providing ample room for garden furniture.



## FRONT

Enclosed front courtyard with laid chippings. Planted established shrubbery. Access to garage. Aluminium front door and side window. Ample room for outdoor furniture or storage.

## Entrance Hallway

6'05 x 18'11 (1.96m x 5.77m)

Textured ceiling. Textured walls. Wood laminate flooring. Wall mounted radiator. Aluminium framed double glazed front door with obscured glass insert and side window. Wooden doors with revealed glass to living room and dining room. A further wooden door leading to kitchen and downstairs shower room. A further wooden door leading to cloakroom. Reveal staircase with fitted carpet rising to the first floor.

## Living Room

11'04 x 16'03 (3.45m x 4.95m)

Textured ceiling. Textured walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed corner window overlooking garden area. Wooden door with glass reveal leading out to the entrance hallway.

## Dining Room

8'05 x 9'03 (2.57m x 2.82m)

Textured ceiling. Textured walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed sliding patio doors leading out to garden area. Wooden door with glass reveal leading to the entrance hallway.

## Kitchen

6'10 x 10'06 (2.08m x 3.20m)

Textured ceiling. Smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the rear. A modern fitted kitchen comprising of wall and base units. Wood laminate worktops. Wood Laminate flooring. Integrated four ring gas hob. Integrated fan assisted oven. Porcelain tiled splash backs. Stainless steel cooker hood. Stainless steel sink. Wooden door leading through to utility area. A further wooden door leading through to the entrance hallway.

## Utility Room

2'11 x 6'00 (0.89m x 1.83m)

Textured ceiling. Smoothly plastered walls. Wood laminate flooring. Space for fridge / freezer. Space for washing machine. Space for tumble dryer.

## Down Stairs Shower Room

6'00 x 7'07 (1.83m x 2.31m)

Textured ceiling. Smoothly plastered walls. Wood laminate flooring. Wall mounted towel rail. Single pane wood framed window with vent to front. Corner shower enclosure with thermostatically controlled shower overhead. Pedestal wash hand basin. Close coupled toilet. Wooden door leading to the entrance hallway.

## FIRST FLOOR

### First Floor Landing

9'06 x 10'08 (2.90m x 3.25m)

Textured ceiling. Textured walls. Fitted carpet flooring. Wooden doors leading to bedrooms one, two and bedroom three. A further wooden door leading to the family bathroom. Access to two built-in storage cupboards. Fitted carpet staircase rising from ground floor.

### Bedroom One

11'04 x 12'05 (3.45m x 3.78m)

Textured ceiling. Textured walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front. Access to built-in storage. Wooden door leading out to the first floor landing.

### Bedroom Two

9'04 x 13'09 (2.84m x 4.19m)

Textured ceiling. Textured walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed windows to the front and rear elevation. Access to storage housing wall mounted combination boiler. Wooden door leading through to the first floor landing.

### Bedroom Three

8'04 x 8'09 (2.54m x 2.67m)

Textured ceiling. Textured walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear. Access to built-in storage. Wooden door leading out to the first floor landing.

## Family Bathroom

5'08 x 6'02 (1.73m x 1.88m)

Textured ceiling with skylight and inset lights. Smoothly plastered walls. Wood laminate flooring. Wall mounted towel rail. Porcelain tiled splashbacks. Bath with an electric shower overhead. Pedestal wash hand basin. Close coupled toilet. Wooden door leading out to the first floor landing.

## REAR

Rear garden overlooking St Nicholas road. Laid decorative chippings. Planted shrubbery. Ample room for garden furniture. UPVC double glazed patio doors leading into the dining room.

## GARAGE

10'05 x 16'06 (3.18m x 5.03m)

Up & over garage door. Mains power and lighting.

## COUNCIL TAX

Council tax band E

## 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			72
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



[www.ninaestateagents.co.uk](http://www.ninaestateagents.co.uk)

