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10 Vale Street, Barry CF62 6JQ £170,000 Freehold

3 BEDS | 1 BATH | 1 RECEPT | EPC RATING

A traditional mid terraced property. This three bedroom home, placed in a sought after location of west end Barry. Close to shops, schools, public transport links and walking distance to Porthkerry Country Park with coastal walks to numerous beaches.

The property briefly comprises, entrance hallway, through living room/dining room, fitted kitchen, family bathroom. To the first floor, three bedrooms. Benefiting from gas central heating via a combination boiler, UPVC double glazing throughout including front and rear doors. Flush fronted to the pavement. The rear has a laid to lawn and courtyard area to the side, feather edge fencing enclosing. Gate access to rear lane. Viewing is essential to appreciate.



FRONT

Flush fronted to the pavement with steps rising to a UPVC double glazed front door opening to hallway.

Entrance Hallway

13'7 x 3'2 (4.14m x 0.97m)

Papered ceiling with coving and corbels. Plastered walls. Stairs rising to the first floor. Radiator. Opening to living room.

Living/Dining Room

23'5 x 12'2 (7.14m x 3.71m)

Plastered ceiling with coving, plastered walls, exposed floorboards. UPVC double glazed windows to the front and rear garden. Radiators. Cast iron fireplace with tiled hearth.

Kitchen

9'11 x 9'1 (3.02m x 2.77m)

Plastered ceiling, papered walls with splashback ceramic tiles. Vinyl flooring. UPVC double glazed window and door to the rear garden. Kitchen comprises of wall units and base units with worksurfaces over. Integrated fridge/freezer. Integrated electric oven, electric hob with extractor overhead. Plumbing for washing machine. Composite sink with mixer tap. Pantry storage downstairs. Radiator. Door to family bathroom.

Bathroom

8'6 x 6'4 (2.59m x 1.93m)

Plastered ceiling, plastered walls with timber panelling. Vinyl flooring. UPVC obscured glass windows to the rear. Bathroom comprises, bath, shower cubicle with shower over. Pedestal wash hand basin. Close coupled w.c. Radiator.

FIRST FLOOR

First Floor Landing

Papered ceiling with attic access. Plastered walls. Doors to bedrooms.

Bedroom One

15'3 x 10'9 (4.65m x 3.28m)

Papered ceiling, plastered walls, UPVC double glazed windows to the front elevation. Exposed floorboards. Radiator.

Bedroom Two

13'0 x 9'11 (3.96m x 3.02m)

Papered ceiling, papered walls, fitted carpet flooring. Cast iron fireplace with tiled hearth. UPVC double glazed window to the rear. Radiator.

Bedroom Three

9'10 x 8'10 (3.00m x 2.69m)

Papered ceiling, papered walls, fitted carpet flooring. UPVC double glazed window to the rear aspect. Wall mounted boiler. Radiator.

REAR

Level rear garden with slate chippings, laid to lawn area with stone walls and feather edge fencing surrounding. Gate to lane access.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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