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## 42 Newlands Street, Barry CF62 8EA £265,000 Freehold

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

A beautifully presented traditional, mid terraced property being offered for sale in the Town Centre location of Barry, with easy access to train stations, cafes and local schools. This three bedroom property with further attic room has been refurbished by its present owners and offers excellent space for a growing family.

Briefly comprising of:- porch with original tiles, hallway, living room, fitted kitchen and utility area. To the first floor, access to bedrooms and a family bathroom, stairs rising to a attic area with storage under eaves and velux window. To the front, a fore-courted area. To the rear, a level enclosed garden with lawn area, paved patio and lane access. Benefiting via a combination boiler and UPVC double glazed throughout. Viewing essential.



## FRONT

Gated paved front garden, hedges, a composite double glazed obscured glass front door into porch.

## Entrance Porch

3'4 x 3'4 (1.02m x 1.02m)

Plastered ceiling, original coving, plastered and papered walls, original Victorian style tiled flooring, wooden glazed door into the hallway.

## Hallway

Plastered ceiling, original coving, corbels, plastered and papered walls. Continuation of original Victorian tile flooring, newel posts and spindles, fitted carpet to stairs rising, under stairs storage and wall mounted radiator. Wooden traditional doors to living/dining room and kitchen.

## Living/Dining Room

28'3 x 13'6 (8.61m x 4.11m)

Smoothly plastered ceiling, original coving, plastered and papered walls, sanded original floorboards and fitted carpet. UPVC double glazed windows to the front and rear and two radiators. Storage to alcoves. Traditional fireplace with tiled surrounds and wooden mantel. Cast iron fireplace to dining area.

## Kitchen

12' x 10'6 (3.66m x 3.20m)

Textured ceiling, coving, smoothly plastered walls, ceramic tiled floor. UPVC double glazed windows to the side. Wall units, base units and work surfaces over. Space for gas range cooker, an extractor over, space for tall fridge freezer, integrated dishwasher, stainless steel sink. Wall mounted radiator. Traditional wooden door to utility room.

## Utility Room

6'3 x 5'7 (1.91m x 1.70m)

Plastered ceiling with inset spotlights. Plastered walls. Vinyl flooring. UPVC double glazed window and door opening to the rear garden. Alcove with space for storage. Base units with work surfaces over. Plumbing for sink and washing machine. Wall mounted combination boiler. Wooden traditional door to w.c.

## W.C

7'10 x 3'8 (2.39m x 1.12m)

Plastered ceiling with inset spotlights. Plastered walls with a feature papered wall. Ceramic splashback tiles. Vinyl flooring. Alcove with space for storage. Close coupled toilet. Pedestal wash hand basin.

## First Floor Landing

Textured ceiling ceiling, Plastered and papered walls with dado rails. Fitted carpet flooring, continuation of newel posts and spindles doors leading to bedrooms, family bathroom and stairs rising to attic room.

## Bedroom 1

16'9 x 12'9 (5.11m x 3.89m)

Plastered ceiling, original ceiling rose, original coving, papered and plastered walls, sanded original floorboards. UPVC double glazed windows to the front, a cast-iron Victorian feature fireplace and a radiator.

## Bedroom 2

11'1 x 9' (3.38m x 2.74m)

Plastered ceiling, plastered walls, sanded original floorboards. UPVC double glazed fire escape window to the rear, a cast-iron bedroom fireplace, storage cupboard and a radiator.

## Bedroom 3

12'4 x 7'3 (3.76m x 2.21m)

Textured ceiling, plastered walls, laminate flooring. UPVC double glazed window to the side, fitted storage cupboard and a radiator.

## Family Bathroom

9'6 x 6'7 (2.90m x 2.01m)

Textured ceiling, papered walls with wood panelling, laminate flooring. UPVC double glazed obscure glass windows to the rear. Close coupled cistern toilet, pedestal wash hand basin and bath with a shower nozzle over, splash back ceramic tiles. Built-in cupboard and a radiator.

## Attic Area

15'3 x 14' (4.65m x 4.27m)

Plastered vaulted ceiling, plastered walls, fitted carpet flooring. Velux windows to the front and rear, storage into the eaves.

## REAR GARDEN

Paved patio area with raised flower beds and mature shrubbery. Laid to lawn area. Garden workshop with UPVC patio doors opening. Lane access.

## COUNCIL TAX

Council tax band D.

## 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
82	56		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

