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38 Vere Street, Barry CF63 2HU £164,950 Freehold

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

Located on Vere Street, this terraced property is a fantastic investment opportunity for those looking to expand their property portfolio. With two tenants already in place, this property offers a steady income of approximately £11,960 per year, making it an attractive option for investors. 7.53% is the gross yield without running costs.

This property boasts two self-contained apartments, each with its own separate meters and gas central heating, ensuring convenience and comfort for the tenants.

The ground floor apartment features a living room, a bedroom, a well-equipped kitchen, and a bathroom, and separate w.c. with the added bonus of access into the garden. EPC rating :- D

The first floor apartment features a living room, a well equipped kitchen/breakfast, and a large bathroom. To the second floor:- two double bedrooms. EPC rating:- D

Conveniently situated near all amenities and with easy access to public transport, including proximity to Cardiff and the M4 motorway, this property is ideal for tenants seeking a well-connected location.

Whether you are purchasing with cash or commercial funding, this property with a single title offers a seamless investment opportunity. Don't miss out on the chance to own a property with great rental potential.



FRONT

Flush fronted property. UPVC double glazed front door leading to the communal entrance.

Communal Entrance Hallway

4'08 x 12'09 (1.42m x 3.89m)

Smoothly plastered ceiling with coving. Papered walls. Ceramic tiled flooring. UPVC double glazed front door with obscured glass insert and skylight. Wooden doors leading to flat one and flat two.

FLAT ONE

Lounge

10'10 x 12'05 (3.30m x 3.78m)

Smoothly plastered ceiling with coving. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to front elevation. Wooden door to bedroom one. A further wooden door leading through to the entrance hallway.

Hallway

2'08 x 17'03 (0.81m x 5.26m)

Smoothly plastered ceiling. Textured walls. Fitted carpet flooring. Wooden front door leading from communal entrance hallway. Further wooden doors leading to lounge, bedroom one and kitchen. Access to service cupboard.

Bedroom One

10'08 x 12'03 (3.25m x 3.73m)

Smoothly plastered ceiling with coving. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wooden door leading to the living room. Further wooden door leading through to the entrance hallway.

Kitchen

10'07 x 10'11 (3.23m x 3.33m)

Textured ceiling with coving. Textured walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed window to the side elevation. Wooden doors leading to the entrance hallway and inner lobby. Kitchen comprising of base units. Wood laminate worktops. Stainless steel sink. Space for electric cooker, space for washing machine, space for fridge / freezer. Wall mounted combination boiler.

Bathroom

6'01 x 6'02 (1.85m x 1.88m)

Smoothly plastered ceiling. Smoothly plastered walls. Porcelain tiled splashback's to the bath and sink. Vinyl flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the rear. Bath with electric shower overhead. Pedestal wash hand basin. Wooden door leading to inner lobby.

W.C Cloakroom

2'06 x 4'02 (0.76m x 1.27m)

Textured ceiling. Smoothly plastered walls. Vinyl flooring. UPVC double glazed window with obscured glass to the rear elevation. Cistern toilet. Wooden door leading through to the inner lobby.

REAR

Enclosed rear garden. Paved patio area. Planted established shrubbery. Side access for storage.

COUNCIL TAX

Council tax band A

FLAT TWO

Hallway

5'04 x 14'01 (1.63m x 4.29m)

Staircase rising from communal entrance hallway. Smoothly plastered ceiling. Textured walls. Fitted carpet flooring. Split-level flooring with stairs rising to the continuation of the landing. Wooden doors leading to bathroom, living room and kitchen. Staircase rising to the second floor landing.

Lounge

11'11 x 16'05 (3.63m x 5.00m)

Textured ceiling with coving. Textured walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed windows to the front elevation. Wooden door leading through to the first floor landing.

Kitchen

10'09 x 13'02 (3.28m x 4.01m)

Smoothly plastered ceiling. Textured walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Kitchen comprising of wall and base units. Wood laminate worktops. Space for electric cooker. Space for washing machine. Space for fridge / freezer. Stainless steel sink. Wooden door leading through to the first floor landing.

Bathroom

8'03 x 10'09 (2.51m x 3.28m)

Smoothly plastered ceiling. Textured walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Cistern toilet. Pedestal wash - hand basin. Bath with electric shower overhead. Porcelain tiled splashback's. Access to storage. Wooden door leading through to the first floor landing.

SECOND FLOOR

Second Floor Landing

5'05 x 13'07 (1.65m x 4.14m)

Smoothly plastered ceiling with Velux window. Textured walls. Fitted carpet flooring. Fitted carpet staircase rising from the first floor. Wooden doors leading to bedrooms one and two.

Bedroom One

12'00 x 15'08 (3.66m x 4.78m)

Textured ceiling. Textured walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wooden door leading through to the second floor landing.

Bedroom Two

9'11 x 13'04 (3.02m x 4.06m)

Textured ceiling. Textured walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear. Wooden door leading to the second floor landing.

COUNCIL TAX

Council tax band B

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.

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.

